expiry 10.12.07

Development Control – Delegated Officer Report

Application Number: ADC/0629/07 **Recommendation – Permit**

Site: **Westcroft West Street Sompting Lancing**

Proposal: **Half tile-hang house over existing pebble dash rendering**

The Application

The application property is a detached 1920's style house with tile hung gable features, tile hung bay window panels and painted render walls. The house is sited in a large plot on raised ground on the north side of West Street in the Conservation Area of Sompting.

The proposal is to tile hang the first floor level of the house on all four sides, which currently is pebble dash rendering.

To the east and north of the site are No's 1 – 6 Rooksacre cottages. To the east is one building split into 3 separate cottages, it is older in style and has a upper floor which is tile hung and a ground floor made in flintwork. To the north is No's ½ a similar aged property again half tile hung.

Consultations and Representations

County Planning Services: The Conservation Architect says that the proposed tile hanging will enhance the visual quality of the building and he feels that it would be a positive change.

ADCAG: No objection.

Third Parties: There have been no third party objections on the application.

Sompting Parish Council: No objection subject to the work being in keeping with other properties in the conservation area.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH4, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB4 require that the design and construction materials be of a high standard.

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Visual amenity

The proposed tile hanging would not appear out of character within the surrounding area and would enhance the appearance of the existing building. It would not appear incongruous given the age of the dwelling and its location within the Conservation Area.

The proposals would not have an adverse effect on the amenity of the neighbouring properties in terms of loss of light, outlook or loss of privacy.

Recommendation

APPROVE for reason that :-

2PC

1. C1Ci
2. C12Ei – amended
   The external materials and finishes of the tile hanging hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy* AB4 ~~AB4~~ ~~AH7~~ *of the Adur District Local Plan and* ~~DEV1~~ CH4 *of the West Structure Plan.*

Case Officer: [signature]
Date: 04.12.07