expiry 03/08.

Development Control – Delegated Officer Report

Application Number: ADC/0340/07 **Recommendation - Permit**

Site: **2 Bay Tree Cottages The Street Lancing West Sussex**

Proposal: **Timber-framed summer house**

The Application

The site is located within the built up area of Lancing, in the far north-east of the Conservation Area. The property is the middle of three terraced houses on the north side of The Street, a road made up of a variety of different house styles and ages including: two listed cottages; modern chalet style bungalows and this small Victorian terrace. To the north of the site are two pairs of semi-detached modern bungalows in Manor House Place, and to the south is Lancing Manor Recreation Ground.

The proposal is for a detached timber-framed summer house at the rear of the 28m long garden. The proposed structure would be 4m wide, by 3.5m deep, by 2.3m in height, it would be timber clad on a two brick high plinth. The roof would be of corrugated steel with a slight fall to the north. There would be a pair of doors and window in the south elevation and a window in the east elevation.

The proposal would be at the rear of the properties garden where now there stands a greenhouse of similar size, used for general storage. The garden itself is approximately 30 metres in length and is terraced rising sharply to the north so the ground level is at the same height as first floor level of the houses to the south.

Consultations and Representations

County Planning Officer (Design & Conservation): Very non-descript design. Get the metal roof to have a dark green finish and paint the fascias the same colour.

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

Adur District Conservation Area Group: Object to the proposed flat roof of the structure and state that it would be more acceptable if it had a hipped or half hipped roof. The corrugated steel roof is unacceptable in a Conservation Area.

Lancing Parish Council: Comments still to be received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4.
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007) ENV5

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1).

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 requires that the design and construction materials of development be of a high standard such as to preserve or enhance the character and appearance of the Conservation Area.

Character of the Conservation Area
The proposed structure itself is of modest size in the context of the size of the garden, therefore the principle of the summer house is acceptable in terms of scale and placement. The materials to be used for the elevations (timber weather boarding) are consistent with many other outbuildings at the rear of properties in this part of the Conservation Area. The main concern with the application is the proposed corrugated metal roof and the effect that it may have on the visual amenity of the locality and appearance of the Conservation Area.

The proposed site is at the end of a well established terraced garden which is bounded by mature shrubs and trees. To the northern end of the garden is a part flint and brick wall which is 2.6m in height, and would shield the properties to the north (outside the Conservation Area) from the structure. The summerhouse would be visible only from the first floor rear windows of the three Baytree Cottages and parts of the adjacent gardens. The fall of the roof being toward the north would mean almost none of the roof material would be visible.

It is felt the character of this part of the Conservation Area is created and maintained by the variety of older buildings which front The Street rather than the garden spaces and ancillary buildings to the north. The proposed summerhouse being at the rear of the property, unseen from anywhere on the main road to the front, would therefore not be considered to have an adverse effect on the character of the locality and would also be seen to preserve the character and appearance of the Conservation Area.

The County Conservation Architect has commented that although the design of the summerhouse is very non-descript he has no objection to the design or materials to be used, but has requested the roof and fascias be painted a dark green finish.

In conclusion, although the metal roof is not ideal it is felt that, on balance, the design of the summerhouse and materials to be used will not have an adverse effect on the visual amenity of the area and will therefore preserve or enhance the character and appearance of the Conservation Area.

Recommendation

APPROVE for reason that :-

The proposal would preserve ~~character~~ the character and appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB4) and the adopted West Sussex Structure Plan 2001-16 (CH4)

Subject to:

1. C1Ci.
2. The corrugated metal roof and fascia of the summerhouse hereby approved shall both be painted in a colour to be submitted and approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy ~~AB4 AH2~~ of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: Date: 27.07.07

27.7.07

Head of Planning & Community: Date: 27/7/07

Chair of the Planning & Regulatory Committee: Date: 30/07/07.