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Development Control – Delegated Officer Report

Application Number: ADC/0116/08 Recommendation - Permit

Site: **6 Rooksacre Cottages West Street Sompting Lancing**

Proposal: **Conversion of garage to study and new front entrance portico**

The Application

The application dwelling is an end of terrace house located on the north side of West Street within the Sompting Conservation Area. This particular area of Sompting is located with an area designated as Countryside but the village itself is mainly built up and served by the main road (West Street) from Lancing.

The property is the easternmost of four cottages within a small terrace. It has white rendered walls with a plain slate tiled roof, as do the others in the terrace. The four houses have had minor alterations visible from the front, with No.4/5 having a front entrance porch, No.3 a box bay window and a two-storey west side extension added.

The application property had a planning application approved in 1998 for a single-storey side extension which served as a garage and dining room. The current proposal is to convert this garage into a study and to build a front portico entranceway which would infill a small recess1.5m in depth which exists between the garage and the main dwelling.

On the opposite side of the road is a lay-by with large hedge separating open grazing land from the main road. To the east is Trelawnys Cottage a large two-storey house, with distinctive moulded mansard roof details and entranceway.

Consultations and Representations

County Planning Services: The County Conservation Architect feels that the baroque doorway is inappropriate in this location and advises that a leaded canopy should be introduced instead.

Sompting Parish Council: The Parish Council objects to the proposed loss of the parking space within the Conservation Area and that the design does not relate sympathetically to the design of the existing building.

Adur District Conservation Advisory Group: The advisory group feels that the proposals are completely unacceptable.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, CH1, CH4
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AB6, AB23

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard. Policy CH4 of the West Sussex Structure Plan states that permission should not be permitted unless character and appearance of conservation areas is preserved and, where possible, enhanced. The use of traditional or appropriate materials is expected in all new developments.

Visual amenity / character
As existing the garage is distinctly separated from the main dwelling by the small flat roof section which is currently over the main entranceway, and the hipped roof is considered sympathetic. The existing garage is hipped roof with a flat roof section which joins the garage to the main house. The proposed alterations as originally submitted would have resulted in an increase in height of the roof with a parapet which would be 3.4m in height where it joins the main house. The hipped roof would have become gabled on the south side and would have created a shaped parapet feature similar in effect to those which are more prevalent on the house to the east (Trelawneys Cottage).

The Conservation Architect has suggested an alternative entrance design in the form of a leaded canopy, however he made no objection to the proposed roof form and the effect that it may have on the host dwelling or surrounding Conservation Area. The Planning Officer felt that resultant extension would overpower the existing dwelling due to the increase in size and the change in roof form which was considered inappropriate for the style of dwelling. It was felt that the proposed detailing of the entrance portico would have been particularly inappropriate for the type of building that it would serve and would have resulted in an incongruous feature which would have harmed the character of the surrounding Conservation Area.

The proposals have now been amended to show the retention of the existing roof form and only a minor infill extension, with small canopy over the front door. The application property is well set back from the road by its 7.0m front garden and it is felt that the proposals would preserve the character of the Conservation Area.

Residential amenity
The proposed addition and alterations would not have an adverse effect on the privacy, outlook or amount of light available to the surrounding dwellings.

Highways and parking
The applicant's agent has submitted amended plans which show adequate parking for two cars in the front paved area, The Parish Council have raised concerns that the loss of the parking space the garage provides would adversely affect the Conservation Area. West Sussex County Council parking standards state that a 2/3 bedroom house would usually require a maximum of 2 parking spaces. In this case two spaces are easily accommodated and a lay-by opposite could accommodate visitor parking and therefore it is considered that a refusal on loss of parking would be unwarranted.

Recommendation

APPROVE for reason that :-

The proposal would preserve or enhance the character or appearance of the Conservation Area and would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the ADLP (AG1, AH7, AB4) and the WSSP (DEV1, CH4)

1. C1Ci.
2. C14A3 – 25.04.08 R ... AH7 & AB4 ... CH4 & DEV1..
3. C12Eii

RB 28/4/08

Case Officer:
Date: 28/4/08

Planning Services Manager:
Date: 28/4/08.

Planning and Regulatory Committee Chairman:
Date:

A. J. Mills - 28/04/08