Development Management – Delegated Officer Report

Application Number: AWDM/0314/25 Recommendation: APPROVE

Site: 24 Manor Road, Lancing, West Sussex

Proposal: Application to Vary Conditions 01 (Proposed Plans) and 04 (Roof Lights) of approved AWDM/0335/23
ORIGINAL DESCRIPTION: Application for Listed Building Consent for new front porch to the side (West) Elevation and proposed loft conversion to allow for rooms in roof and new staircase leading from the first floor to second floor. Proposed one new rooflight to the West Elevation and three to the East Elevation.

Date of Site Visit: visited when considering previous applications.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a Grade II listed building within the North Lancing Conservation Area on the north side of Manor Road. A semi detached dwelling set back from the highway with a garage sited in front of the property. The boundaries of the site are well screened with vegetation. The building was originally a single dwelling and the agent's Design and Access and Heritage Statement refers to the building being subdivided into two houses in the 1950s. The building is constructed of brick, tile render and flint and the entrance is on the west side.

Planning consent was granted under AWDM/0335/23 for a porch to the main entrance with a hipped tiled roof with roof lights on the east and west roofslope, 3 on the east and 1 on the west. At this time Listed Building Consent was also granted for the porch, rooflights and also internal alterations to install a staircase to the loft with rooms in the roof under AWDM/0335/23. It is also noted that prior to this planning and Listed Building Consent was also granted for similar development which had lapsed prior to Implementation.

The current application seeks consent to vary condition 1 and 4 of AWDM/0335/23 the Listed Building consent. Condition 4 states: -

"The glazing in the conservation rooflights shall at all times be obscurely glazed and non-opening except for the most northern rooflight which can

be openable. The rooflights shall not be subsequently altered in any way. Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan."

Condition 1 refers to the approved plans of which Proposed plans 2302/P/201 is updated to show changes to the roof lights.

Consent is sought to alter this condition; the submitted plans show the roof light on the western roof slope to be clear and openable. The three roof lights on the eastern roof slope are shown as obscurely glazed and the southern two to be openable for cleaning and maintenance only and the northern roof light to be openable for ventilation.

Consent was granted under AWDM/1299/24 to vary these conditions for the full planning application AWDM/0334/23, the current application seeks to vary the conditions relating to the listed building consent application, AWDM/0335/23.

Representations: - 1 representation received from the owner/occupiers of no. 1 Church Close. We live in the adjoining property to the east. Our windows will face the new roof lights across the gutter valley. We have no objections to the proposal that they should be openable.

Consultations: Lancing Parish Council: Support the application

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The relevant issue here is the effect on the character, appearance and historical fabric of the listed building.

Listed Building Impact

The only matters for consideration here are the changes to the approved roof lights, i.e. changing from obscurely glazed to clear and non openable to openable. These changes will not impact detrimentally upon the character, appearance or the historical fabric of the listed building. An assessment of the impact of the rooflights has already been carried out with the previous application. The rooflights are

considered to be in keeping with the architectural character and appearance of the existing listed building and will preserve the character of the Conservation Area. Condition 4 has been amended below and condition 1 refers to the new approved plan. This is all in accordance with the recently approved application to vary such conditions under the full planning application AWDM/0334/23.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plan
2. The works for which Consent is hereby granted must be begun not later than the expiration of 3 years from the date of Listed Building Consent AWDM/0335/23.
   Reason: To comply with Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990
3. Works shall be carried out in accordance with the details submitted with the planning application AWDM/0334/23 to include the Structural Impact Assessment and Heritage Impact Assessment materials shall be used as stated to include high quality metal, traditional style, top opening (for the bathroom only) conservation rooflights and the porch shall be completed with roof tiles, oak frame, glazing with leaded lights and rainwater goods in materials to match the existing building.
   Reason: - In the interests of the preservation of the Grade II Listed Building and to accord with policy 16 and 17 of the Adur Local Plan.
4. The glazing in the eastern roofslope shall at all times be obscured with the northern most roof light openable for ventilation and the southern two rooflights to be opened for the purpose of cleaning and maintenance only, in accordance with the approved plans, and shall not be altered in any way.
   Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

5. Prior to commencement of works full details of the structural alterations proposed to the roof and any associated repairs to the timber frame, construction details of all proposed walls in the attic together with details of new doors and door frames shall be submitted to any approved by the Local Planning Authority. Work shall be carried out in accordance with such details.
   Reason: - To protect the historic fabric of the Listed Building and to accord with Policies 15, 16 and 17 of the Adur Local Plan.

6. In addition to the approved plan listed above the following plans approved under AWDM/0334/23 shall be complied with at all times: -
DESIGN, ACCESS & HERITAGE STATEMENT 2302/Planning/JW 07.03.2023
BLOCK & LOCATION PLANS 2302/P/001 07.03.2023
EXISTING PLANS 2302/P/002 07.03.2023
EXISTING SOUTH & WEST ELEVATIONS 2302/P/003 07.03.2023
EXISTING NORTH & EAST ELEVATIONS & SECTION 2302/P/004A 07.03.2023
PROPOSED SOUTH & WEST ELEVATIONS 2302/P/201 07.03.2023
PROPOSED PORCH LAYOUT & ELEVATIONS 2302/P/205 07.03.2023
SITE PHOTOS 2302/planning/jw 07.03.2023
CEILING STRUCTURE PROPOSED 2302/P/206 17.08.2023
ROOF SECTION PROPOSED 2302/P/204/A 17.08.2023
ROOF STRUCTURE PLAN 2302/P/203/A 17.08.2023
EXISTING ROOF SECTION 2302/P/007 17.08.2023
EXISTING CEILING STRUCTURE 2302/P/006 17.08.2023
EXISTING ROOF STRUCTURE2302/P/005 17.08.2023
STRUCTURAL IMPACT ASSESSMENTDB/SJC/611923 18.08.2023
HERITAGE IMPACT ASSESSMENT 18.08.2023
Reason: - For avoidance of doubt and in the interests of proper planning.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 23rd April 2025

Authorised by: Peter Barnett Date: 23 April 2025