Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approve**
AWDM/1250/12

Site: **24 Manor Road, Lancing, West Sussex**

Proposal: **Proposed entrance porch to west side and loft conversion with roof lights.**

Date of site visit: Conservation Architect Richard Small and Carlos Hone Senior Planning Officer visited site March 2012 to carry out a pre application site visit.

Hannah Barker visited the site 16th January 2013.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II listed building within the Conservation Area in North Lancing. The property is on the north side of Manor Road opposite the Church. Church Close runs to the east of the site. The house is set back from the road and is screened by a hedge and tree planting.

The building, originally Church Farmhouse was built in the early/mid 18th Century. The house was divided into two dwellings in the 1950s and became 1 Church Close (the eastern part) and 24 Manor Road (the western part.) No. 24 Manor Road is the subject of this application.

The main entrance to No. 24 is on the west side and is not visible from the property frontage. The entrance route to the front door is from Manor Road through the front garden by gravel driveway and pathway leading to the walled garden to the west of the house.

Full planning permission is sought to construct a new entrance porch and convert the loft space of no. 24 Manor Road. An application for listed building consent has also been submitted and is for determination under application reference AWDM/1253/12.

The existing entrance to the dwelling is an oak framed glazed front door with leaded glass. The proposed porch will be in materials to match. It will be oak framed with leaded glass panels, plain clay tile roof and black metal rainwater goods to match existing.

The porch will abut the main large lounge chimney to the south and the smaller chimney to the north. The porch is proposed at 2.5 metres wide with a maximum depth of 1.25 metres. It has a sloping tiled roof up to a maximum height of 3.2 metres.

The proposed loft conversion will provide a landing, bedroom and en-suite within the main part of the existing roof space. Three conservation roof lights are proposed on the internal roof slope which faces east towards the attached dwelling.

Consultations

Adur & Worthing Councils: The Environmental Health Officer has advised that an informative relating to contaminated land should be attached to any permission granted.

Lancing Parish Council: No objections

Conservation Advisory Group: A.D.C.A.G - Approve

Representation: - No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB3, AB4, AB6, AB7, AB9 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

As stated above the site is a Grade II listed building and is also within the Conservation Area. With the introduction of the NPPF there remains a statutory duty to have special regard to the desirability of preserving the special character and appearance of listed buildings and also to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas. Also for consideration in this case is the impact on the residential amenities of the occupiers of the adjacent dwellings.

Visual Amenity and Impact on Conservation Area

The dwelling is set back from the road and the entrance is on the western side of the building. The entrance to the dwelling where the porch will be sited is not visible within the street scene or Conservation Area. Similarly the conservation roof lights which are to be placed in the roof valley will be screened by the existing building. They will not have any impact and the works will preserve the Conservation Area.

Impact on Character of Listed Building

Pre application advice was given and a site visit carried out by the Conservation Architect and planning officer in March-June 2012. It was advised that the position of the current entrance doorway in the west elevation between the two chimneys breasts is likely to have been an early 20th Century

change. The previous entrance doorway is still discernable further to the north. A large porch would draw undue attention to the slightly unusual location of the current entrance. The proposed porch is smaller than originally sought and is considered to be acceptable. It is modest in scale and is heavily glazed. It does not detract from the dominance of the chimneys either side and is considered to preserve the historical interest of the listed building. The oak frame matches existing as does the sloping tiled roof. Conditions will be attached to ensure that full details of materials and finishes to be used are submitted to and approved prior to commencement of works.

With regards to the loft conversion, at pre application stage a dormer was proposed along with further rooflights on both roof slopes. The dormer was considered to be an unsympathetic addition to the form of the roof which the applicant was advised would be unlikely to be supported. It was also considered that rooflights would only be acceptable if they were not on the front or prominent roof slopes. They would need to be well proportioned, flush with the roof and of sympathetic design and materials.

The application as submitted takes on board the pre-application advice. The dormer has been omitted and the 3 no. conservation rooflights that are proposed are positioned sensitively within the roof valley. They are small scale and neatly positioned along the roof slope. Conservation rooflights are shown. A condition will be attached to seek details of the rooflights to be used prior to commencement of works.

Residential Amenity

The proposed porch is a small addition to the existing substantial listed building. It is set well within the site and screened largely by the existing large chimney breast which it abuts. There will be no adverse impact with regards to loss of light or overbearing impact to the adjacent dwellings.

The loft conversion involves the insertion of 3 conservation rooflights on the eastern roof slope of the building. This roof slope faces onto the western roof slope of the eastern dwelling, 1 Church Close. There are existing roof lights on this neighbouring, west-facing roof slope and a pitched roof dormer. The rooflights would be position at least 1.7m from the floor of the new loft room, but in view of the very close proximity of the existing neighbouring windows a condition is considered necessary requiring the roof lights to be fitted with obscure-glazing and be permanently non openable (except for the northern-most roof light) to ensure there is no over looking or loss of privacy to these existing windows. The northern-most rooflight is positioned furthest from the neighbouring windows and it is considered that some natural ventilation of the proposed bedroom is desirable in order to provide a reasonable standard of accommodation. It is therefore considered, on balance, that this window could be openable.

Recommendation

APPROVE for the reason:-

The proposed development would preserve the historic character of the existing Grade II listed building and would not detract from the character or

appearance of the Conservation Area. Subject to the conditions of planning permission the development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7, AB3, AB4, AB6, AB7, AB9)

Subject to Conditions:-

1. Standard 3 year time limit
2. Prior to commencement of works samples of the proposed materials for construction of the porch to include roof tiles, oak frame, glazing with leaded lights and rainwater goods shall be submitted to and approved by the Local Planning Authority. The materials to be used shall match existing in all respects.
3. Prior to commencement of works details of the proposed conservation roof lights shall be submitted to and approved by the Local Planning Authority.
4. 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.
5. The development hereby permitted shall be carried out in accordance with the following approved plans: -

1205/P/001 – received 13th November 2012
1205/P/102 – received 13th November 2012
1205/P103 – received 13th November 2012
1205/P/101 – received 13th November 2012
1205/P/204 – received 13th November 2012
1205/P/206 – received 13th November 2012
1205/P/205 – received 13th November 2012
1205/P/202/A – received 13th November 2012
1205/P/201/A – received 13th November 2012

Reason: - For avoidance of doubt and in the interests of proper planning.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by

the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 16th January 2013

Authorised by: Jo Morin Date: 17 Jan 2013