Development Control – Delegated Officer Report

Application expiry: 15.05.07

Application Number: ADC/0158/07 **Recommendation – Permit.**

Site: **67 Manor Road Lancing West Sussex BN15 0HB**

Proposal: **Demolition of existing dwelling (application for conservation area consent)**

The Application

The application relates to a detached chalet style bungalow on the south side of Manor Road. The plot is located adjacent to Upper West Lane on the opposite side to the Grade I listed church St. James the Less.

The application is for Conservation Area consent for the demolition of the dwelling.

Application ADC/157/07 for two new detached chalet bungalows on the same site was withdrawn on 20.03.07 to enable the submission of both dwellings to be revised.

Consultations and Representations

Consultations/Comments

County Planning Officer (Design & Conservation) - The principle of demolishing the bungalow is acceptable. It depends on what takes its place.

Chief Environmental Health Officer - No objection. Demolition letter sent.

Lancing Parish Council – No comments received.

Third Parties

There has been no third party representation on this application.

Contributors

ADCAG have no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12.
Adur Development Plan - Submission Core Strategy 2007: ENV5.

Planning Assessment

The existing bungalow has fallen into disrepair and much of the plot is overgrown. The applicant states that it is suspected that the building contains

asbestos based materials and that the roofing and windows fall below current building standards.

The property is not of a style or age which is considered to contribute to the character of the conservation area in a positive manner, but it is still felt that the building should be retained until a planning approval is granted for replacement development.

Recommendation

APPROVE for reason that :- 2PC

1. C1Ci.
2. C19B.

Case Officer:
Date: 26.04.07

26/4

Jim Skannell
07818
422388.