Development Management – Delegated Officer Report

Application Number: AWDM/0956/23 Recommendation: APPROVE

Site: St James The Less Church, 65 Manor Road, Lancing, West Sussex

Proposal: Alterations to access to west end of church including enlarged landing area, new walls, steps, ramp, and handrails.

Date of Site Visit: 1st August 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a Church in North Lancing within the Conservation Area. It is on the south side of Manor Road and within its setting contributes significantly to the character and appearance of the Conservation Area and is visible within the street scene and surrounding area. A Design and Access Statement has been submitted with the application detailing the historical evolution of the church and more recent development.

The current proposals form part of a larger project to provide new facilities for the church to adapt it for community purposes; the interior works do not require planning permission and will be approved by the Diocese under Ecclesiastical Exemption from Listed Building Consent.

Planning consent is required for landscaping works to the west end of the church. This is currently the secondary entrance and there are steps down with a hand rail and an entrance door. This access is cramped and rarely used, it is proposed to enlarge this landing area and provide new steps from the footpath which goes past the church. It is also proposed to create a ramp down for buggies and wheelchairs. It is also envisaged that when opening up the west doors a view from outside can be had into the church. The constraints are the existing tombs and graves; the space available can provide sufficient space for the enlarged steps and ramp.

The wall height as existing will be replicated and the handrails similar to existing also. The current landing is paved and the paving will be reused and complemented with York stone. The walls are rendered brick with stone copings. Yellow buff stock brick for the walls which will match the colour of the render but be more durable and the re use of coping stones and York stone. The applicant's agent has confirmed that these will be 65mm Ibstock Sevenoaks yellow brick. The steps will be York stone

with brick risers and the handrail painted iron, black smith made. Paths will be tarmac and gravel to match existing.

Consultations:

Adur and Worthing Councils: Conservation Architect Richard Small: - This appears to be a well considered and practical solution to creating a more accessible access route to the western entrance to the church. I note buff bricks are proposed in lieu of the current rendered walls. Please can you condition a requirement for details of the particular brick to be used.

Approved use of brick as suggested by agent.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the impact of the development upon the listed church and the surrounding Conservation Area.

Assessment

The Design and Access Statement details the proposed development and materials to be used as set out above. These are sympathetic and in keeping with the existing building and existing entrance. The reuse of materials and materials to match will limit the impact of the development. There are existing steps to this entrance, enlarging these and creating a ramp will not give rise to any harm to the building or its setting. The ground level is low and the entrance is lower than the existing ground level when entering the church yard from the street. The proposed development will therefore not be prominent when viewed from the street or surrounding area. It will not be harmful to the appearance of the Listed Church and provides improved access to the building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as set out in the Design and Access Statement to include reuse of existing materials, York Stone, painted iron handrail and 65mm Ibstock Sevenoaks yellow bricks.

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 August 2023

Authorised by: Peter Barnett Date: 29 August 2023