expires 19/4

Development Control – Delegated Officer Report

Application Number: ADC/0013/10 **Recommendation – Permit Application**

Site: **4 Mill Road Lancing West Sussex BN15 0PT**

Proposal: **Application for listed building consent for replacement kitchen window in south side and internal alterations (removal of partition walls to enlarge kitchen and replacement internal door)**

The Application

The application property is a Grade II listed building located on the east side of Mill Road, within the North Lancing Conservation Area. Listed Building consent is sought to replace a kitchen window on the south side of the house and to remove a partition wall to enlarge the kitchen.

The partition wall is at the western end of the kitchen and currently separates the kitchen from a utility area resulting in two doorways adjacent to each other in an angled arrangement. The doors would be removed and a new door positioned further back in the hallway, effectively 'squaring off' the kitchen.

The window is a timber framed, triple paned window with a top hung opening in the central pane. The applicant wishes to replace it with a window 20cm taller to enable more light to enter the kitchen from the south. The neighbouring dwelling to the south has permission to extend over the roof of the outbuilding directly in front of the window and the raised height of the window may help to mitigate any impact arising from that development.

The applicant is proposing to install slim profiled double glazed windows with timber frames.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

None

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AB4, AB6, AB7, AB8, AB9, AH7
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Policy AB4 requires development within Conservation Areas to be of a high standard of design and construction materials so as to preserve or enhance the area. Policy AB6 seeks the retention of original features within listed buildings wherever possible, or their reinstatement with appropriate materials and the removal of unsympathetic features.

Policy AB7 states that development to a listed building should not adversely affect its character. Policy AB8 requires original features of a listed building, such as windows and doors, to be reinstated or replicated. AB9 states that listed building consent will only be granted if materials used are consistent with those used originally and do not adversely affect the internal or external appearance or character of the building.

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Impact on character and appearance of the listed building

The proposed alterations to the kitchen are in themselves not going to have an adverse impact on the historic character or fabric of the building. However, there is insufficient information regarding how the new door will be fitted and the implications for the building. A condition requiring further details of the method of fitting the door is recommended.

The proposed replacement window will remove an unsightly and rotting window frame with a design which is more in keeping with the other windows in the house. It will be double glazed but with slimline frames and glazing bars. The external wall around the window is pebble dashed render and the raising of the window height is not expected to result in any harm to the character of the building. Full details of the window design and frames can be reserved by condition.

Recommendation

APPROVE for the reason:

1PC

Subject to:

1. C1Cii
2. No development shall take place until details of the design of the replacement door to the kitchen and its method of installation have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
   Reason – To protect the historic character and fabric of the listed building having regard to policy AB7 of the Adur District Local Plan
3. No development shall take place until details of the design of the replacement window, including the thickness of the frames and glazing bars, have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
   Reason – To protect the historic character and fabric of the listed building having regard to policy AB7 of the Adur District Local Plan
4. C19E
5. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 22 February 2010:
   Location Plan, Block Plan, Proposed Floor Plan & Elevations
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Offic[redacted] Date 24/3/10

24/3