Development Management – Delegated Officer Report

Application Number: AWDM/0334/23 Recommendation: APPROVE

Site: 24 Manor Road, Lancing, West Sussex

Proposal: Proposed new front porch to the side (West) Elevation and one new rooflight to the West Elevation and three new roof lights to the side (East) Elevation.

Date of Site Visit: 18th April 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a Grade II listed building within 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, 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 is sought for a porch to the main entrance with a hipped tiled roof, oak framed with leaded lights. Also proposed are roof lights to the east and west roofslope, 3 on the east and 1 on the west. Also for consideration is a Listed Building Consent application also for the porch, roof lights and also internal alterations to install a staircase to the loft with rooms in the roof, AWDM/0335/23.

Planning and Listed Building Consent was granted for similar development which has since lapsed, AWDM/1253/12 and AWDM/1250/12, this is a material consideration in this case.

Lancing Parish Council: - No comments and neutral in opinion.

Consultations

Adur and Worthing Council

Environmental Health: - Private Sector Housing: - No objection in principle, but the space saver stairs are inherently unsafe compared to standard staircases. An

owner occupier can choose to accept this risk but if the property or room are privately rented, this may lead to action under the Housing Act 2004.

Design and Conservation Architect: - Original comments: - The roof space and the historic roof timbers are significant features of special historic interest to this listed building. Although the applications have included some information regarding the proposed conversion works, they also mention interventions subject to Structural Engineer's details. We need the Structural Engineer's report and any further alterations to the roof structure in order to understand the full extent of the proposed roof accommodation works. There are also a number of proposed partition walls, details of which are required.

Comments following submission of additional information: - In principle I can now support the proposals.The proposed attic accommodation will be located within the existing 18th century roof structure according to Manorwoods Heritage Impact assessment document. This historic roof structure is of high significance and is therefore sensitive to change. The trimming of the original collar at the mid span of the purlins is proposed, together with the creation of a door frame. This is to enable the full extent of the space in the rear wing to be utilised for living accommodation. The loss of some original roofing fabric will cause some harm to the significance of the roof structure, although this will be at the lower level of less than substantial.

Further details of any structural alterations will require a suitably worded pre-commencement condition as suggested in section 5.12 of the Heritage Impact Assessment. There currently exist wide 18th century floorboards in the attic space. These should be carefully lifted and reused above new floor joists.

The proposed metal rooflights will be inserted above the existing rafters, which will require them to to be traditional styled, top opening.

We will also need construction details of all proposed walls in the attic, together with details of new doors and door frames

A.D.C.A.G: - Approve

Representations: - None received

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 (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area, the listed building and the Conservation Area.

Visual amenity, Impact upon the Conservation Area and Listed Building

Due to the position of the building and the screening around it the porch will not be visible within the street scene or the Conservation Area. The roof lights to the east will be largely screened by the roof of the attached dwelling and the west facing rooflight again will not be a prominent feature within the street scene mainly visible from neighbouring properties. The modest, sensitively designed porch and conservation rooflights will be in keeping with the architectural character and appearance of the existing listed building and will preserve the character of the Conservation Area.

The applicant's agent has submitted full details in relation to the internal, structural works to the roof to allow the roof space to accommodate a staircase and a bedroom and ensuite in relation to the sensitive nature of the Listed Building, this is discussed in more detail in the consideration of the Listed Building Consent application assessment, AWDM/0335/23. This information was requested by the Council's Design and Conservation Architect and the details contained in these documents are conditioned in both applications.

Residential amenity

As stated above the porch is fully screened and is small in scale so will have no adverse impact upon the amenities of the adjacent occupiers. The rooflights to the west face towards the roof valley and adjacent to the roof slope of the neighbouring dwelling. There are existing rooflights and a dormer here, this situation is unchanged from the previous consent in 2012. It was considered at this time that the rooflights should be obscurely glazed and non opening with the exception of the northern most rooflight which serves the bathroom which could be openable for ventilation and on balance acceptable, in line with the previous consent. The rooflight on the west can be clearly glazed and opening to allow for ventilation to the bedroom.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Works shall be carried out in accordance with the details submitted with the planning application 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.
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. 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.

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: 26th September 2023

Authorised by: Peter Barnett Date: 27 September 2023