Expires 18.12.08

Development Control – Delegated Officer Report

Application Number: ADC/0484/08 **Recommendation - Permit**

Site: **15 The Street Lancing West Sussex BN15 0PN**

Proposal: **Summerhouse at rear (with existing storage sheds retained)**

The Application

The site is located within the built up area of Lancing, in the far north-east of the Conservation Area. The property is the middle of three terraced houses (formerly a single dwelling) on the north side of The Street, a road made up of a variety of different house styles and ages including: two listed cottages; modern chalet style bungalows and this Victorian building. To the north of the site are two pairs of semi-detached modern bungalows in Manor House Place, and to the south is Lancing Manor Recreation Ground.

The proposal is for a detached timber-framed summerhouse at the rear of the 30m long garden. The proposed structure would be 5.5m wide, by 3.6m deep, by 3.25m in height, it would be constructed in stained softwood interlocking logs, with a slate roof (as amended). There would be a pair of doors in the west elevation, three windows in the south and two high-level windows to the east.

The proposal would be at the rear of the property's garden where now there stands a greenhouse of similar size, used for general storage. To the south of the proposed location standards a small timber shed with felt roof and an evergreen hedge approximately 2.5m in height. To the west is a detached flat roof garden office. The garden itself is approximately 30 metres in length and is terraced rising to the north so the ground level is at the same height as first floor level of the houses to the south. The garden is separated from the neighbours to the north by a 2.4m high brick wall, from the garden of the attached house (No.16) by a thick evergreen hedge 2.0m high, and a boundary wall 2.1m high to the east.

The surrounding gardens are of similar size and gradient and many have sheds, greenhouses and outbuildings, of varying sizes and designs.

Consultations and Representations

Adur district Conservation Advisory Group: Would prefer to see a roof of cedar shingles.

Lancing Parish Council: ~~No comments received~~. No objection subject to appropriate materials.

Third Parties: There have been no objections received from the surrounding neighbours.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 requires that the design and construction materials of development be of a high standard such as to preserve or enhance the character and appearance of the Conservation Area.

Visual amenity
The proposed summerhouse would be well set back within the garden screened from view from public areas of the Conservations Area. The structure would be visible due to its elevated position, from surrounding gardens to the east and west, however other garden buildings and boundary treatments would mean that the building would not be particularly dominant.

It was considered that a felt roof was not appropriate given the size of the summerhouse and due to the east – west orientation of the building. The applicant has submitted amended plans which show the roof is now proposed to be covered with natural slate to match the roof tiling of the main house which more appropriate for the Conservation Area.

The construction method of timber softwood is not considered to be out of keeping for the site location and given that the timber is proposed to be stained a darker colour it will help the summerhouse blend in with the surroundings.

Residential amenity

The attached property (No.16) has a garden in close proximity which is well screened by a thick evergreen hedge of 2.4m. It is not considered that the location of the summerhouse would lead to any further loss of privacy than currently exists from other areas of the applicant's private garden.

Recommendation

APPROVE for reason that :-

The proposal would preserve of enhance the character or appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB4) and the adopted West Sussex Structure Plan 2001-16 (CH4)

1. C1Ci
2. C14 Aii – 20.11.08 (CH4 of the WSSP and AB4 of the ADLP)
3. C12Aii – amended
   No development shall be carried out until a sample of the timber stain to be used on the exterior of the summerhouse has been submitted to and approved in …etc (CH4 of the WSSP and AB4 of the ADLP)

Case Officer: [signature] PB 20/11/08
Date: 20.11.08