Development Control – Delegated Officer Report

Application Number: AWDM/0290/13 Recommendation – Approve

Site: **Extension to north side to provide accessible WC and tea making facility, including unblocking and repair of doorway**

Proposal: **St James The Less Church, Manor Road, Lancing West Sussex**

Date of site visit: 19 March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a Grade I listed building within the North Lancing Conservation Area. It is a prominent building located on the south side of Manor Road. A doorway in the north elevation facing the road was blocked up in the 1820s and the current application is seeking permission to re-open the doorway, to access a proposed new extension on the north side to provide a tea-making facility and WC. The church does not currently have any toilet facilities or a place to make drinks when there are church functions.

The extension will be 5.6m wide and project 2.7m from the north wall. It is to be flint faced with limestone quoins and a Horsham stone roof to match the existing building. The roof of the extension is to continue the existing roof to form a monopitch catslide roof.

There is a grassed bank to the north of the church which is at a higher level than the building and the extension will therefore be cut in to the bank. From the submitted section drawing, the lower 1m of the extension will be below the level of the bank so that approximately only 1.4m of the north wall of the extension will be visible above the ground. Two leylandii trees will need to be felled in order to accommodate the extension.

Planning History

No recent relevant history

Consultations

Adur District Council – The Environmental Health Officer recommends the precautionary contaminated land informative

Ancient Monuments Society – No objection

Lancing Parish Council – No objections

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB7-9
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity and impact on conservation area

The proposed extension would be on the side of the building facing the road and would be visible from the Conservation Area. Its prominence would be increased by the removal of the mature leylandii which currently screen this part of the church. However, the extension would not be harmful, being designed to match the appearance of the existing building and extending the roof to ensure a very low eaves level. It would be largely screened by the flint boundary wall and raised bank between the boundary and the building itself. It would consequently preserve the character and appearance of the Conservation Area.

Impact on listed building

For the reasons stated above, the impact on the listed building is also considered to be acceptable as it will not harm its historic character or fabric. The original stone moulding and details of the historic north doorway will be retained. Any repairs will be carried out to match the original materials used.

Some internal alterations are proposed which are subject to Ecclesiastical Exemption and do not therefore require listed building consent. These consist of removing some pews and tile paving the affected area to match the existing floor. A war memorial at the doorway will be relocated elsewhere.

Residential amenity

The proposal is a sufficient distance from the nearest dwellings to not adversely affect residential amenity.

Recommendation

APPROVE for the reason:-

The proposal would preserve the character of the listed building, its setting within the Conservation Area and any features of special architectural or historic interest which it possesses and would accord with the relevant saved policies of the Adur District Local Plan (AB4, AB7-9) and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match
3. Approved plans

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.

Contaminated land

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 10 May 2013

Authorised by: Gary Peck Date: 13 May 2013