Expiry Date - 10/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0265/10 **Recommendation – Permit Application**

Site: **St James Parish Hall Mill Road Lancing West Sussex**

Proposal: **Covered area above existing storage sheds (retrospective)**

The Application

The application relates to the Church Hall in Mill Road which lies within North Lancing Conservation Area. Retrospective permission is sought for a covered area erected over storage sheds at the rear of the hall. The area was previously exposed to the rain and a canopy was required to enable access to the sheds in bad weather. The sheds are used by the nursery school, toddlers group and fundraising committee and house a variety of items.

The canopy consists of a wooden frame with a polycarbonate roof, measuring approximately 3m wide and 8.5m long. The structure rises in height to just above the top of the rear access door.

Consultations and Representations

Consultations/Comments

ADCAG - Approve

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupier of 7 Mill Road objecting on the following ground:

- Design, appearance, materials, character and their effect on the listed buildings and conservation area

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4
PPS5 ‘Planning for the Historic Environment’ (DCLG 2010)

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Planning Assessment

Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas. It is therefore essential that new development respects the existing historic environment. The relevant policy is AB4 and Government policy and guidance is in PPS5.

Impact on character and appearance of Conservation Area

The canopy is visible from the Conservation Area but only from a distance of approximately 20m from Mill Road. The yard is generally inconspicuous, being located behind the hall building and adjacent to the garden of 3 Mill Road. It is hidden from the north, south and west and is only visible from Mill Road to the west, looking across the garden of 3 Mill Road.

It currently has a 'new' appearance with light coloured timber posts which are more prominent than the polycarbonate roof sheeting. These posts will 'weather' over time. On balance, it is not considered that the structure has a harmful impact and it preserves the character and appearance of the Conservation Area.

Recommendation

APPROVE for reason that:-

2PC (amended) The development preserves the character and appearance of the Conservation Area and accords with policy AB4 of the Adur District Local Plan

Case Officer Peter Barnett Date 14 October 2010

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