

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** EP/98/13/L**LOCATION:** 2 Seventeen
Manor Road
East Preston**PROPOSAL:** Application for Listed Building Consent for a proposed glazed canopy to part of roof terrace of property**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal relates to the provision of a glazed canopy at first floor level measuring 4 metres in length and 2 metres in depth. It would have a sloping roof with a maximum height of 2.4m dropping to 2.1 metres. It would be located on the southerly portion of the roof terrace behind the existing parapet and would be supported by (100mm diameter) polyester powder coated aluminium posts
SITE AREA	N/a
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1 metre high rendered wall on site frontage
SITE CHARACTERISTICS	White painted rendered building former petrol filling station and garage. Recently converted to flats. Some units are still for sale.
CHARACTER OF LOCALITY	Predominantly residential. Manor Road comprises mainly 2 storey dwellings, some 1 1/2 storey. Semi-detached 2 storey opposite and on other side of Nursery Close. 2 storey adjoining Nursery Close to side and rear. Bungalows start towards rear of site some chalet style detached. Adjacent to site recent development of 21 dwellings.

RELEVANT SITE HISTORY

EP/110/11/L	Application for listed building consent for partial demolition of building, conversion & new build to provide 8 no. 2 bedroom dwellings together with associated parking. Amendment to roof terrace following listed building consent EP/5/11/L	ApproveConditionally 28-11-2011
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EP/97/13/

Proposed glazed canopy to part of roof terrace

ApproveConditionally
26-09-2013

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

Historic Building Advisor - No objection. On the basis that the screen is not visible from the road and is fully concealed behind the parapet. Request details of the glazed canopy including means of attachment to the building. This should include a floor section.

Comments on Consultation responses:

Comments noted. A condition is suggested as requested.

POLICY CONTEXT

Designation applicable to site:

Grade 2 Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)

The Form of New Development

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed glazed screen would be located behind the existing parapet wall at first floor level. It would not be readily visible in the street scene and would be relatively modest in size. Given its height, size, position, design and use of light weight materials the structure would be sympathetic to the existing building and would have no adverse impact on the character or integrity of the listed building.

The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 No development shall take place unless and until details of the glazed canopy including means of attachment to the building and a floor section have been submitted to and approved by the Local Planning Authority and the development shall take place in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the National Planning Policy Framework.

- 3 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.