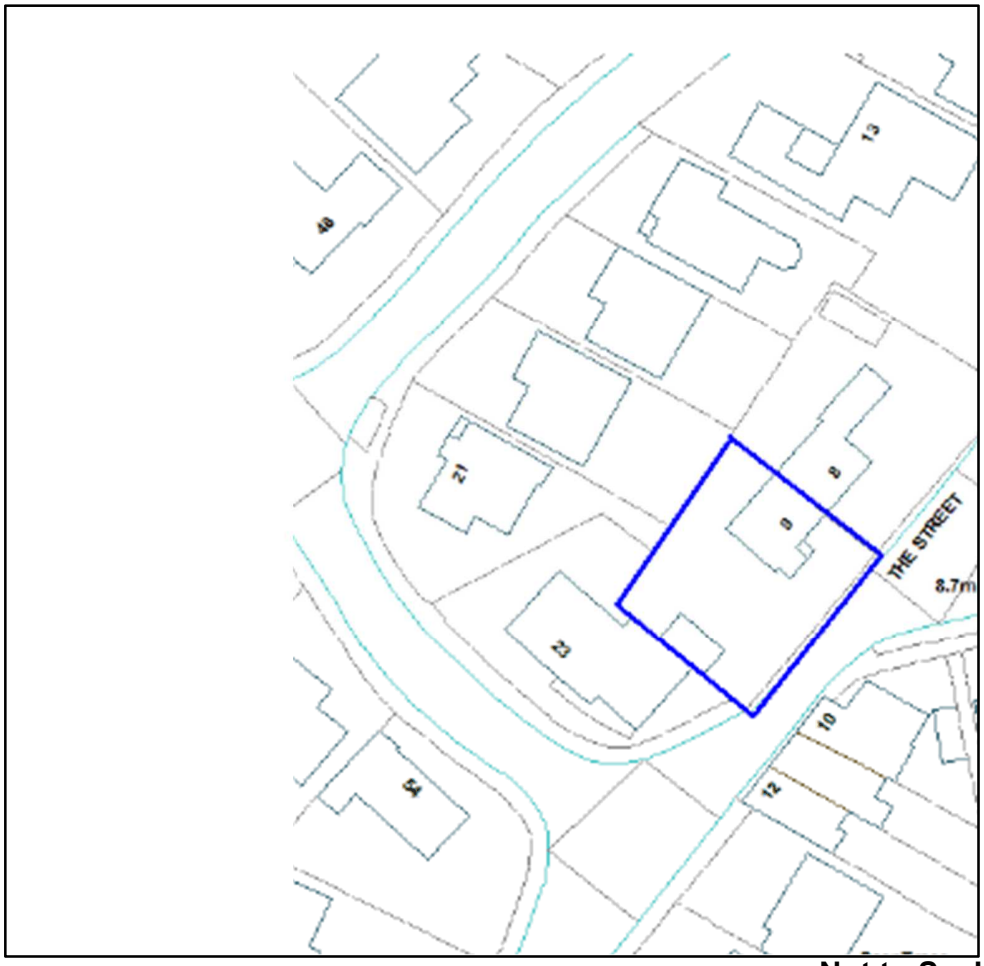
Application Numbers:	**AWDM/1179/21 & AWDM/1180/21**	**Recommendation - APPROVE**
Site:	**9 The Street, Shoreham-By-Sea, West Sussex**	
Proposal:	**Single storey building to south to provide a kitchen and bedroom with a shower room with glazed link to connect the new and existing buildings (planning permission and listed building consent)**	
Applicant:	Mr and Mrs Doran	Ward: St Nicolas
Agent:	James Breckell Architects	
Case Officer:	Hannah Barker	



Not to Scale

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Proposal, Site and Surroundings

The application site is a Grade II Listed Building which is semi detached and forms half of a thatched cottage which was originally a single property. The main amenity space is to the side on the south side of the building with a shallow section of land to the rear and garden space to the front. The front porch is a later addition to the building.

Ground level reduces from north to south and there is a detached, pitched roof garage building at lower ground level on the southern boundary with parking to the front. The site is located within the Conservation Area and is mainly surrounded by modern style dwellings built in the 1970s, 1930s style properties are to the east. Properties in Lesser Foxholes are directly to the rear with 23 Lesser Foxholes to the south bordering the rear/side boundary of the site.

Planning permission and listed building consent is sought here for a single storey extension to the southern side of the Listed cottage to be connected with a glazed link.

As originally submitted, the proposal showed a single storey extension to the side with the glazed link to the south side of the front porch linking a single storey extension which was set forward of the main cottage, set behind the existing front boundary hedge. The extension provided a kitchen, bedroom and shower room. Officers could not support this original proposal due to the detrimental impact upon the character and appearance of the listed building, the set forward of the extension in close proximity to the host building was considered to be harmful and overly dominant in terms of the architectural and historical character and significance of the building. Following discussions with the case officer and the Council's Architectural and Heritage Advisor amended plans have been submitted which are for consideration here.

The amended plans show the extension set back within the site behind the front elevation of the cottage with the glazed link leading from the existing side entrance of the cottage. The link is greater in width giving a greater separation between the cottage and the extension. The provision remains for a bedroom, shower room and kitchen. The existing garage to the south of the site is to be removed as part of this proposal with the footprint being used to form a shower room and store. The footprint of the building steps in along the southern side/rear boundary. The building is to be of brick and flint construction with a tiled roof. The applicant's agent has submitted a Heritage Statement and Design and Access Statement to accompany the application.

The attached Cottage No. 8 The Street, Hunters Moon has recently completed a link extension similar in principle to that proposed here. (AWDM/0676/19 and AWDM/0677/19, LBC)

Consultations

Adur District Conservation Advisory Group: - Comments on the original application - APPROVE.

Adur and Worthing Councils: - Conservation and Design Architect: **-** Comments in

relation to the original submission - I am not convinced that the extent of further living accommodation being sought by the applicants can be accommodated within the curtilage without harm to the setting of the listed building.

Comments in relation to revised plans: The revised scheme relates more sympathetically to the listed building and the set back is necessary here with the increased glazed link. Details in relation to materials and construction will need to be conditioned including bricks, mortar, windows and external doors, clay tiles, soffits and fascias and glazed link.

Representations

Comments received in relation to the original submission:

3 letters of objection received on the following grounds:

- Consideration of impact upon visual setting of listed building.
- The extension should be behind the line of the existing cottage.
- Errors in Design and Access Statement.
- Reliance on the hedge which could die and be removed.
- Should consider other options as set out in D and A Statement.
- Negative impact upon Listed Building and Conservation Area.
- No objection to principle but will affect the historical character of the area irreversibly. Consideration should be given to other options.
- Properties share sewage and water services and no foundations so this should be taken into consideration.
- The property is older than commonly appreciated.

2 letters of support received from owner/occupier of 54 and 23 Lesser Foxholes on the following grounds:

- Pleasing development which is complementary.
- Creates additional living space without impacting the cottage.
- This will allow cottages to remain occupied and maintained.
- High quality plan extension will not be noticeable from any direction.
- The style and materials complement the existing building.
- Will result in improvement to the area.

Comments received in relation to the amended submission: -

2 letters of support received on the following grounds:

- The amended proposal addresses our concerns about the impact of the setting on the listed building. The hedge on the southern and western boundaries should be protected.
- The position of the new annex addresses our previous concerns about the frontage of the listed property and impact on the Conservation Area.

2 letters of objection received from the owner/occupier of no. 23 Lesser Foxholes:

- The documents are in consistent and amended plans and original plans need to be read together. Documents should be made clear when put before the Council decision making body.
- The proposed extension would be an imposing presence next to our rear garden.
- Loss of early to mid morning light.
- Believe to be contrary to the Rights to Light Act 1959.
- Living area would be very close to the boundary fence and to allow our entire rear garden to be viewed, loss of privacy.
- Too close to the boundary.
- Hedge not as high as the roof.
- Extension size doubles the living space at the property.

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policy 15, 16 ,17
'Supplementary Planning Guidance' comprising: Development Management Standard; No.2 'Extensions and Alterations to Dwellings'
Sustainable Energy SPD (August 2019)
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up

area and can be supported in principle. This is a Grade II Listed Building therefore any works must preserve and enhance the architectural character and appearance of the listed building. Works cannot be detrimental to the historic character or fabric of the listed building. The relevant issues therefore are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling in terms of its listed building status and its impact upon surroundings. Policy 17 of the Adur Local Plan states that for works to be permitted the internal or external appearance or historical character of the building must not be adversely affected. The site is also within the Conservation Area therefore any works must preserve or enhance the Conservation Area.

Visual amenity and Impact upon the Historical Character and Appearance of the Listed Building and Conservation Area

The extension has been designed to not compete or conflict with the main building of simple historic form. The concept that the extension is linked but does not dominate the existing building. It is considered that the scheme allows for the substantial additional floor space to be created whilst not impacting upon the historic character and appearance of the listed building.

The principle of setting the extension back from the front elevation of the cottage allows for a subservient appearance, its complementing and not matching materials allow for a unique addition which respects the historic building whilst not creating a replica addition.

The principle of the use of the glazed link is commonly used when extending listed or heritage buildings and allows for separation yet connection and limited interruption to the existing building. In this case the link is long, giving clear division between the original and new. This will allow for a visual separation as the light weight structure will allow light to pass through. A condition is attached to ensure full details of the link are provided prior to construction and that the junctions between this and the listed building are detailed to ensure this concept is realised.

The Copper and Portuguese Laurel hedge to the front of the site and wrapping around to the side does screen the side amenity space of the property heavily with the front of the cottage visible within the street scene. This will screen the development significantly however although the LPA can condition the retainment of the hedge there is no guarantee that it will remain at all times and for the lifetime of the property. Therefore it cannot be used to screen poor design or detrimental development. The previous scheme showed the extension set forward of the listed building and although the heavy screening would not allow for much of this to be visible within the street scene it could become visible in the future and was also in principle harmful to the character of the listed building.

The impact upon the character and appearance of the Conservation Area is also limited in this case. The building has been sympathetically designed; it is subservient and relates to other buildings of traditional design within the Conservation Area reflecting the use of materials within this locality. The set back with glazed link contributes to this limited impact. It will preserve and enhance the Conservation Area. The replacement of the building at the site of the existing garage will be visible within the street scene; this will be

smaller in footprint than existing, yet higher, increasing in height toward the roof of the main extension. This elevation will be visible when approaching the site from the south due to both the limited screening here and the change in levels. Although this will be visible it is set back from the road and the sympathetic design and appearance will result in the preservation of the character of the Conservation Area.

The works are considered to preserve and enhance the historic and architectural fabric of the listed building and preserve and enhance the character and appearance of the Conservation Area. Therefore subject to the conditions set out below the works can be supported.

Residential amenity

The extension is sited to the side of the listed building. It will be visible from the properties opposite in The Street however due to the setback and screening by the hedge there will not be any adverse impact. To the rear and side of the site are properties in Lesser Foxholes. No. 23 is to the south and 21 and 19 to the rear/west. The dwellings to the rear are approximately 20 metres away and although the extension may be visible it will not result in any adverse impact in terms of loss of light or overbearing impact. Due to the position of the boundary with no 23 to the south the main part of the extension will be adjacent to this property. The ground floor kitchen window will be on the west side toward the boundary fence. This neighbouring property as existing is at a lower level with the garden also below the adjacent application site. The rear of the neighbouring property currently faces towards the side elevation of the application site with the first floor window of the cottage visible. The proposed extension will be positioned to the east of the property. Concerns have been expressed by the occupiers as set out above in terms of the loss of light, privacy and outlook as a result of the extension.

The main windows to be affected are the ground floor kitchen and study windows. The dining room also faces north however it is open plan dual aspect. It is acknowledged that there is limited light to the study as existing due to the position in the corner of the plot, the existing canopy and vegetation. The kitchen window does currently receive light and outlook. It is acknowledged that the proposed extension due to its elevated position, scale and proximity to the boundary will result in some loss of light to the ground floor window and the garden area. The house and garden being on lower ground level and the surrounding vegetation does not give rise to an overly light property as existing. It is noted that some of the morning sun received will be impacted by the proposed building due to its relative position. This loss of light is acknowledged however on balance the significance is not considered such in this case to warrant a refusal. The existing conditions are such that the impact is limited and not overly harmful.

The trees on the boundary are to remain to offer some screening to the adjacent property. The rear kitchen window is to be obscure glazed and non openable as conditioned below to protect the amenities of the adjacent property due to the close proximity of potential noise and activity upon their existing amenity space.

Recommendation

Approve

Subject to conditions:-

1. Standard Time Limit
2. Approved Plans
3. Rear kitchen window shall be obscure glazed and non opening, No additional windows on west or south side
4. Prior to occupation of the extension hereby permitted the glazed link shall be constructed to join the extension to the main house in accordance with details to be submitted to and approved by the Local Planning Authority to include details of the junction between the glazed link and the listed building and roof construction details.
5. Prior to commencement of works details of the proposed bricks, mortar colour, timber windows (to include opening details) and external doors (to include moulding details), clay tiles including ridge and bonnet hips, finish of triangular roof gablets, soffits and fascias shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details.
6. Hedge to remain and trees to remain.

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

1. Proactive with amendments