Development Control – Delegated Officer Report

Application Number: AWDM/1186/19 Recommendation – GRANT

Site: Old Shoreham Farm House, The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Application for Listed Building Consent for conversion of existing open-sided garage into enclosed garden room/studio with 3no. Conservation rooflights to east roofslope. Alterations to existing dwelling consisting of 2no. Conservation rooflights and replacement of window with French doors on south elevation.

Date of site visit: 29.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 3 storey grade II Listed Building within the town centre of Shoreham-by-Sea. The Listing states:-

"OLD SHOREHAM FARM HOUSE, THE STREET, SHOREHAM-BY-SEA

Farmhouse, now house. Early-mid. C18. Flint with yellow brick dressings, quoins, band and modillion eaves cornice to plain tiled mansard roof with kneelers and end stack. Parallel ridge roof plan. Two storeys; regular 3 bay front with glazing bar sashes and segment heads on first floor and wide hipped square bays on ground floor with paired sashes without glazing bars. Central entrance with panelled door, transom light and flat hood on brackets.

Listing NGR: TQ2090205982"

The site is located within the Old Shoreham Conservation Area, and is a Grade II Listed Building (Listed in 1972).

The Old Shoreham Farm House is on a corner site between The Street to the west and St. Nicolas Lane to the south. An open sided car barn is positioned on the east boundary with the neighbouring property 'Anvils'

The dwelling has an 'M' shaped roof with the valley running north south. The front elevation with front door faces onto The Street. The property has been extended to the rear (east) with single storey extensions which in turn are next to a walled garden. The main garden is positioned on the south of the site, and abuts a walled boundary to The Street and St. Nicolas Lane. This garden has a well treed buffer at the boundaries.

The open sided car barn, is positioned away from the main house, and has its drive and vehicular access onto St. Nicolas Lane.

The dwelling and neighbouring properties are flint faced and have brick quoins; brick chimneys; clay roofs; and timber vertically sliding windows. Other newer properties are brick faced and have lower pitched tiled roofs.

Proposal

The proposal is seeking Listed Building Consent for:-

Main house - south elevation

1. Replace a Georgian style 3no. section, single glazed window to a 2no. small pane, single glazed, timber French door to the south elevation of the single storey section of the dwelling;
2. 2no. Conservation rooflights;

Open sided garage – west elevation

1. Infill open side with continuous run of small pane, single glazed, timber French doors;

Open sided garage – east elevation

1. Provision of 3no. Conservation rooflights;

Open sided garage – south elevation

1. Provide wall to part of elevation, and retain existing timber garage door as decorative external feature with pedestrian access to one side of the door;

Open sided garage – internal

1. Provide w.c. facility; kitchen sink; and wood burning stove with an associated new flue through roof.

Relevant Planning History:

SU/14/85/TP/FP Detached garage building **Approved 12.03.1985**

Consultations: Councils Conservation & Design Architect:

This appears to be fine. Good to see the quality of information being submitted; rooflights are spot on.

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, 16, 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Listed Building Assessment

The NPPF states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Listed Building Character

The detached Listed Building fronts onto The Street and has a walled boundary with cast railings at the front lower wall. The remaining land has a higher walled garden, behind which are many trees and shrubs. There is a further walled garden within the site. The dwelling has a double mansard roof with a centre gutter valley between the roofs. The mansard roofs appear to have clay plain tiles.

The property has had a few later, modern additions i.e. a conservatory and rear extensions, together with a detached open sided garage.

The dwelling makes a visual statement in the Conservation Area, and within the street scene.

Proposal Assessment

The proposed works will be to the later additions namely the single storey rear extension and the detached open sided garage.

The provision of double French doors in lieu of the existing window will provide a much needed access to the garden and the design of the French doors will be in keeping with the existing window.

The single storey extension already has rooflights within it, and the provision of 2no. additional windows to this section of the extension would be appropriate, and will bring in light to the inside of the dwelling to its benefit.

Lastly, the closure of the open sided garage by the provision of a continuous link of French doors which open as bifold doors, will bring light into the interior of the building, which is being proposed to be used as a garden room/studio. This wall of

light, together with the 3no. rooflights, will thereby provide adequate lighting for the proposed use without piercing the remaining 3no. elevations. The existing timber garage doors will remain as decorative cladding, with part of the doors being cut to provide a pedestrian access.

Recommendation – Grant Consent subject to conditions

1. Approved plans
2. LBC Standard time limit
3. Protect remaining LB from damage etc
4. Any damage to be made good
5. Original materials for making good

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

Case Officer: Eve Hearsey Date: 09.10.2019

Authorised by: Peter Barnett Date: 10 October 2019