Expiry Date - 30/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0655/23 Recommendation – APPROVE

Site: Flint Cottage Titnore Lane Worthing West Sussex

Proposal: Two storey rear extension and detached single storey garden studio room

Application Number: AWDM/0656/23 Recommendation – GRANT CONSENT

Site: Flint Cottage Titnore Lane Worthing West Sussex

Proposal: Listed Building Consent for two storey rear extension and detached single storey garden studio room together with associated internal alterations

Date of site visit: 07.08.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached 2-storey flint cottage occupying a good-sized corner plot on the north side of the junction of Titnore Way with Titnore Lane, outside the designated Built-up Area Boundary. The cottage fronts Titnore Way with gardens (including an open swimming pool) to the East side and rear (North). There is vehicular access from Titnore Way with a drive that curves tightly in front of the house and then extends northwards along its West side, widening towards the northern end of the plot where there is a large pitched-roof garage building. Until recently the garage was used in connection with the owner's kitchen/carpentry business but is currently used for domestic storage.

The cottage has a gabled dual-pitched tiled roof with chimneys stacks at either end. It has been enlarged at the rear by a single-storey extension with a shallow, lean-to roof. The cottage is Listed Grade II, described as follows in the statutory listing:-

1. TITNORE ROAD 5406 (East Side) Cottage Farm TQ 1004 8/167 II 2. Circa 1875. 2 storeyed symmetrical cottage, of large flints with brick quoining to windows surrounds and to corners and brick band between storeys. Tiled roof with decorated bands. Gabled chimneys with decorative brick corbelling. 3 casement windows with cambered heads. Central gabled porch. Listing NGR: TQ1031504521.

At the time of the officer site visit (undertaken with the Council's Conservation Architect) a number of breaches of planning/listed building control were identified including the erection of a partially enclosed and roofed structure housing an outdoor kitchen sited to the North/West of the single-storey rear extension; new timber sleeper and gabion-type fencing extending northward (incorporating the rear wall of the outdoor kitchen) as far as the SE corner of the garage building, enclosing the west side of the rear garden; a metal-clad outbuilding adjoining the Northern site boundary link-attached to the East side of the garage building; and a metal shipping container in the far NW corner of the site. At the time of the officer site visit the property was empty and being prepared to be rented out by the owners for a short number of weeks as a holiday let.

West Worthing Tennis Club adjoins the site to the North and East. Beyond the Club to the East, the Caravan Club is a strategic site allocation within the Local Plan (A2).

On the opposite (South) side of Titnore Way is a wide landscaped margin densely planted with mature trees forming the periphery of a modern (1990s) housing estate.

The ancient woodland on the west side of Titnore Lane is within the South Downs National Park.

Proposal

Planning permission and listed building consent is sought to remove the existing single-storey lean-to extension and erect a 2-storey rear extension and detached single-storey studio/garden outbuilding sited to the East of the proposed extension.

The applications (as initially submitted) are supported by a Heritage Appraisal by ADM Architects which describes the proposals in more detail as follows:-

"*The proposal is to dismantle the current small rear extension and provide a two-storey extension to the rear and a single storey outbuilding/garden room to the East side of the house. This will provide a more spacious family kitchen/dining area and cloakroom on the ground floor and a fourth good sized bedroom and bathroom on the first floor. Such a scheme will add much-needed accommodation for a growing family, while retaining the cottage character of the original building. The addition of the garden room building at 90 degrees to the main cottage, will form a courtyard garden in-keeping with the character of a traditional farmstead layout. It will further enhance the enjoyment of the already attractive garden.*

A similar proposal received planning approval in 2012, however, the construction was not commenced within 3 years and so approval has now expired. We have looked carefully at the planning conditions cited in the

original approval and believe that this current proposal offers significant benefits over even the original design.

The proposed extension will follow the same facing brick quoins and large flints as the main cottage building. Unlike the original proposal that received permission in 2012, however, the second floor will also be of brick and flint construction instead of the hung tile effect for which approval was obtained, since this is more appropriate for the local area. The overall size of the extension is slightly smaller than the original design, therefore, striking a less imposing structure to the rear of this small cottage. The proposed single storey outbuilding will be of similar dimensions and structure to that for which approval was previously obtained but there is no single storey side link proposed for this design, which further reduces the impact of the overall scheme.

Various internal and external alterations, which are fully detailed on the submitted drawings, include demolition of the internal kitchen wall, removal of existing stud walls, partial demolition of external rear wall of the cottage building and external toilet side wall together with making good, insertion of a new staircase in lieu of the existing staircase and steel beam at roof level, installation of new exterior cast iron gutters and rainwater down pipes with black paint finish."

The applications have since been amended to alter the fenestration design on the North elevation of the proposed extension and add quoining to the windows, addition of special 'club' tiles to the roof (to match existing), inclusion of bonnet hip tiles, omission of the window to ground-floor WC and retention of an existing buttress, inclusion of a conservation roof light to existing roof of ground-floor WC.

The Listed Building Consent application has been amended to seek retrospective consent for various minor internal alterations that have been carried out within the cottage including:-

- The narrow wooden stair leading from the main first-floor bedroom to the second-floor storage attic space;
- Built-in storage and shelving within the second-floor storage attic space;
- Built-in cabin bed within the small first-floor bedroom;
- Wooden panelling and bed headboards within the 2no first-floor double bedrooms;
- Built-in wooden shelving within the ground-floor reception room.

Internal shutters fitted to the windows identified at the site visit are to be removed.

This report covers the applications for both planning and listed building consent.

The breaches of planning/listed building control identified at the site visit are the subject of a separate enforcement investigation AWEN/0173/23. It is

understood the unauthorised structures and fencing are to be removed by the end of October 2023 and are not included as part of these applications.

Relevant Planning History:

AWDM/0871/12 Two storey extension to rear and single storey extension to side via link extension. Permitted 28.09.2012 (Lapsed without implementation).

AWDM/0886/12 Listed Building Consent for a two storey extension to rear and single storey extension to side, together with internal alterations including removal of internal walls. Granted consent 28.09.2012 (Lapsed without implementation.)

AWDM/0555/14 Retrospective application for variation of condition 7 of WB/98/0806/FULL. Amendment to re-open access onto Titnore Lane and erection of gates. Refused.

Consultations:

***South Downs National Park Authority*:** No Comment.

Adur and Worthing Council's

The Council's Conservation and Design Architect:

The Flint Cottage was constructed post 1875, in the late nineteenth century, with the small, north west, rear external WC extension being added by 1909. The other, larger rear extension was added sometime after 1953. This later lean-to addition is only of relatively low significance and I have no objection to its removal.

The current proposals are similar to those approved in 2012, although the proposed 2 storey extension is slightly smaller. The form and detailing of the proposed extensions are considered to complement the listed building, with the simpler window fenestrations helping to identify them as later additions.

Please note the first floor bathroom window on the west elevation of the proposed drawings, is missing its brickwork quoining.

Internally a section of the existing rear wall of the building will be carefully demolished to allow for a revised staircase. A similar alteration was allowed in 2012 in relation to a 2 storey extension. A detail should be conditioned showing any support/alterations to the existing roof structure should be conditioned. Details of balustrading to the new staircase should also be conditioned.

A series of internal fitted cupboards and shelving units have been added to this building. These are considered to be easily removed at a later date, and

they are not considered to have a harmful effect on the significance of the internal spaces.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SS4, DM5, DM23, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The key considerations are the effects of the proposals on the character and appearance of the dwelling and the surrounding area as well as its features of special architectural and historic interest and its setting.

Visual Amenity

The site is located just outside the designated built-up area on the edge of an outer residential suburb of the town, within the designated countryside. The dwelling stands on its own behind a wide grassed margin (visibility splay) at the junction with Titnore Lane, with the site boundaries defined by hedging interspersed with some mature trees on the site frontage. It contributes to the attractive, low-key rural character of this part of the town.

The proposed 2-storey extension would be clearly visible from the North and West in Titnore Lane. The proposed detached outbuilding would be visible from Titnore Way to the south, with possible glimpsed views of the 2-storey extension at an angle from this direction. The extensions are in keeping with the scale and proportions of the dwelling. Seen in the context of this domestic setting the extensions would not result in an overdeveloped appearance or detract from the rural character of this locality including the setting of the nearby South Downs National Park.

The Walnut tree referred to in the earlier officer report and decision notice in 2012 is no longer in existence (not subject to a TPO).

Effects on Designated Heritage Asset

The existing single-storey rear extension to be demolished has no real historic significance and there is no objection to its removal.

The proposed 2-storey extension would be 6.25m deep and 4.75m wide located in the centre of the rear elevation, with a new ridge extending northward at the same height as the existing roof ridge (7.3m). A narrow single-storey infill addition would link to internalise the existing WC on the west side of the rear elevation, having a matching lean-to roof.

The siting and layout of the proposed extension would add depth to the dwelling resulting in a significant change to its original shallow plan form typical of a rural workers' cottage. The depth of the proposed extension is, however, shallower than that approved in 2012 where it was concluded that the position of the extension on the rear elevation, set-in from the main side walls, would maintain a subsidiary visual relationship to the host building. The hipped roof form of the proposed extension would help reinforce this subsidiary visual relationship compared to the gabled form of the previously approved extension.

A substantial improvement compared to the earlier approved extension involves the use of matching flintwork throughout for the exterior walls with brick quoining to the corners of the extension and around window/door openings. The tiled, hipped roof would include the distinctive banding consisting of decorative shaped 'club' tiles to match the existing main roof, and bonnet hips tiles. The architectural detail including the proportions and detailed design of the windows and arched heads to the window/door openings would be sensitive to the historic character of the building.

The interior of building has lost its original staircase and retains relatively few feature of historic significance. The proposed internal layout would retain the historic floor pattern, but with a new, re-positioned and re-orientated staircase. The proposed new accommodation would lead off the existing hallway at ground-floor, and a new section of landing at first-floor. The loss of original building fabric would be minimised.

The proposed detached studio/garden outbuilding (6.8m deep by 4.2m wide with a dual pitched, gabled roof 4.9m high) would be sited parallel on the East side of the 2-storey extension, at a distance of 5m. It would have a timber frame with the external walls clad in oak horizontal weatherboarding above a shallow brick plinth and a plain clay tiled roof. Window and door joinery would be in timber with French doors opening onto the enclosed inward-looking courtyard space created between the extension and the outbuilding. A 2m wide section of fencing with pedestrian gate would attach the southern end of the outbuilding to the east side of the main house.

The proposed outbuilding would be visually distinct from the main dwelling, but having regard to its scale, form and materials, would be seen in the context of its setting as a traditional form of ancillary outbuilding. The proposed outbuilding would provide additional ground-floor living space to this family home within an attractive courtyard environment without harmfully impacting the historically sensitive floor plan of the main dwelling.

The proposed extensions and alterations have been sensitively designed to respect the architectural features and historic character of this listed building and as amended will safeguard the special interest and historic importance of the building and its setting.

Residential Amenity

The dwelling and proposed rear extensions are well-separated from the nearest dwellings on the south side of Titnore Way and would have no adverse impacts on residential amenity.

Recommendation

AWDM/0655/23

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Agree material samples (walls, roofs, rainwater goods) for extension and outbuilding, and agree sample panel of flintwork on-site
4. Agree flush-fitting conservation roof light to WC (not Velux)
5. Agree detailed design of all external windows and doors to extension and outbuilding
6. Agree fencing/gate details to courtyard

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GRANT CONSENT subject to conditions:-

1. Drawing Numbers
2. LBC time limit
3. Agree details of new internal staircase and balustrading
4. Agree details of any new support/alterations to existing roof structure
5. Protect LB from collapse and any damage made good

Informative

Pro-Active Amendment.

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

Case Officer: Jo Morin Date: 25.09.2023

Authorised by: Gary Peck Date: 25 September 2023