Expires 09.01.09

# Development Control – Delegated Officer Report

**Application Number: ADC/0541/08 Recommendation - Permit**

**Site:** **Old Scantlings 26 Church Street Shoreham-by-Sea West Sussex**

**Proposal:** **Extension to and part conversion of garage to form a garden room and wet room (Application for Listed Building Consent)**

## The Application

The application relates to a Mid-C18 Grade II cottage located on the west side of Church Street, to the SW of St. Mary De Haura church, within the centre of the Conservation Area. The front elevation of the application property is described in detail within the DofE List of Buildings with Special Architectural or Historic Interest.

The house has previously been extended with a single-storey kitchen and utility room. The existing extension is slate roofed with rendered walls and timber casement windows. The property has a detached mono-pitched garage that is sited 1.2m to the west of the existing rear extension. The garage is 4.5m wide, by 6.9m long, by 3.5m in height to the apex of the roof.

The proposal is to extend the existing garage by 1.3m to the east, to abut the west elevation of the existing rear extension, thus connecting the two elements. Access from the main house would be provided through the existing utility room which would be converted to a lobby. The extended east-side section of garage would, with part of the garage interior, be converted to a garden room and wet room. The extended east elevation of the garage would have a set of folding doors for access to the patio garden. Two roof-lights would be inserted into the sloping roof of the garage. The garage would retain space for the parking of a single vehicle.

## Consultations and Representations

***West Sussex County Council:*** The Conservation Architect has viewed the plans at pre-application stage and states that the extension and part conversion of the garage to form a garden room and wet room is acceptable.

***Adur District Conservation Advisory Group:*** No objection.

***Third Parties:*** No third party objections.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): CH5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AB7, AB9, AB11.
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.

## Planning Assessment

***Policies***
As this application is for listed building consent, only matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations. Policy AB11 requires that the design and materials of proposed new development should not adversely affect the setting of the Listed Building, and that building materials are consistent with those originally used, or which are typical of the area, and do not adversely affect the internal or external appearance or character of the building (AB9).

There is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This is reflected in the above policies.

***Effect on Listed Building***
The proposed extension to the garage does not abut directly to the main part of the listed building, which consists of the two-storey section towards the front of the plot. The proposed materials would be designed to match those of the existing garage and single-storey rear extension, with walls being painted render, and a roof to match that of the existing garage. Notwithstanding the details on the plan (08268-01 D) it is considered that the folding doors and other fenestration should be constructed of materials more appropriate for the Listed Building (painted timber) rather than the polyester powder coated frames as suggested. A planning condition relating to the proposed materials will cover such points.

In terms of the scale, the proposals would not result in the converted garage from over dominating the rear of the listed building or the resultant courtyard garden. A raised flowerbed located along the northern boundary wall is proposed to be removed which will increase the usable garden area and allow for pedestrian access via the garden path onto Middle Street.

It is considered that the design of the proposals has regard to, and would preserve the features of special architectural interest that the original house has.

**Recommendation**

APPROVE for reason that :-

1PC

1. C1Cii
2. Notwithstanding the details on the plan submitted and samples (08268-01 D), no development shall be carried out until a schedule of materials and finishes to be used for the external walls, roof, windows and doors of the proposed extension has been ....etc (AB9 & AB11 of the ADLP and CH5 & DEV1 of the WSSP)
3. C19D
4. C19E

Case Officer: [signature] PB 23/12/08
Date: 22.12.08