Expiry: 29/5

Development Management - Delegated Officer Report

Application Number: A) AWDM/0449/25 Recommendation – A) Grant
B) AWDM/0450/25 Recommendation – B) Approve

Site: Haymakers, The Street, Shoreham

Proposal: A) Demolition of existing modern rear extension and construction of a new rear extension.

B) Listed Building Consent for Demolition of existing modern rear extension and construction of a new rear extension including glazed link and rooflight. Moving of gas flue and new black painted metal flue to rear roof, internal stud wall opening up.

Date of site visit: 7/2 and 7/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Haymakers is the southerly half of a pair of houses converted from a barn in the mid1980's. It is a Grade II listed building, listed 27/7/84, and within the Old Shoreham Conservation Area.

Listing entry.

List Entry Number: **1193151**

GV II

Late C18 to early C19 barn. Flint walls with red brick quoins and ventilator dressings; plain tile roof. Five bays with central full-height waggon entry in each long elevation; two tiers in two bays of red brick ventilator slits each side of waggon entry. Ventilator slits also in end gable. Interior with diagonal butt purlin roof.

Planning permission is sought to replace a rear conservatory. The new structure is the same depth adjacent to the boundary with The Barn and 2.5 metres in height, similar to the one to be removed. It is wider into the site by 2 metres. It includes a glazed link to the house and a rooflight, timber bi fold doors in the south elevation and timber windows in the west elevation. These new windows and doors are to be painted grey. Flint work detail is shown for the west elevation with brick quoining and a lead roll roof.

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Included in the listed building additionally are the removal of an internal wall between the kitchen and living room, removal of a flue in the ground floor rear wall and adding a new black painted metal flue to the main roof.

The application has been revised since first submitted to remove painting of the windows.

Relevant Planning History

SU/38/TP/TP - Conservatory And Pergola At Rear (Application For L.B.Consent). Refused. Appeal allowed.

SU/37/94/TP – Conservatory and Pergola at rear. Refused. Appeal allowed.

SU/187/93/TP - Application For Listed Building Consent For Conservatory At Rear. Approved.

SU/186/93/TP – Conservatory to rear. Refused.

SU/200/84/TP - Listed Building Consent For Conversion Of Barn Into Two Dwellinghouses. Approved.

SU/143/84/TP - Listed Building Consent For Conversion Of Barn Into Two Dwellinghouses. Approved.

SU/102/84/TP - Conversion Of Barn Into Two Houses (Amendment Of Su/165/80/TP). Granted

SU/165/80/TP - Conversion Of Farm Buildings Into 3 No. Two-Storey Four-Bedroomed Dwellings & 1 No. Single Storey Dwelling. Granted.

Consultations

Conservation Advisory Committee:

The proposed works will not be visible in terms of the street scene/conservation area. The main priority is the preservation in character/material finishes of the work to be done. Referring to the computer drawings/D&A statement it looks as though the applicants will be preserving the original material brick/flint finishes with wooden windows.

Conservation Architect:

'The current decoration scheme maintains the appearance of a singular unit in the old farmyard area. The old cart opening has been infilled with timber boarding and the windows here, blend in with the colour of the timberwork. I am concerned that the introduction of some pale grey elements will disrupt this elevation and the uniformity of the appearance of the 2 properties.'

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Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 16 and17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on this Grade II Listed Building and the amenities of neighbouring residential occupiers.

Listed Building

The extension is appropriate in scale and form to the listed building and the rear of this dwelling. The lead roll roof and timber doors and windows are sympathetic. Painting them grey is acceptable as this is a new extension and not part of the original barn. The applicant has confirmed that the proposed flint work will be individually hand applied and not panels. The external flint wall to be covered by the extension will not be rendered over and will be kept as an internal feature. A metal flue is proposed.

Internally, a non original partition wall between the kitchen and living room is to be opened up. This will not be harmful to the form and original barn layout.

Residential amenity

The replacement extension is of a very similar scale to the existing structure to be removed. It will not be harmful to the amenity of occupiers of The Barn.

Visual amenity

All changes are to the rear of the property. They will not be harmful to visual amenity.

Recommendation

A) Grant

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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3. Materials as per drawings
4. No side windows

B) Approve

1) Approved Drawings
2) 3 years
3) Protect LB
4) Any damage made good within 3 months.

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

A) and B)

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 16/5
Authorised by:	Peter Barnett	Date: 16 May 2025