Main Problem – Roof Height

The main point for refusal of planning permission seems to be the roof height, which I believe will be of little impact. A one metre rise of the roof line will still be well below the height of the main building's roof line.

The rise of the roof level would cause no harm to the significance of the designated heritage asset, the added floor space would create a bedroom to fit a small double bed and storage area which is required, the scale of loss is insignificant as it is only loft space which is not used at present. Therefore is it not 'minimal added floor space' and not a considerable loss to the scale.

The hierarchy of spaces is empty and of no use at present.

The roof is the minimum I can have due to Building Regulations (two metres at top of stairs to ceiling height ridge) and there would not be a noticeable difference visible from the street scene, there would also be negligible height and bulk difference, with no jarring, inharmonious or discordant view and it would be compatible with the present form and size of the cottages.

The planning permission is required to enable my wife's parents who are in their 80's to come and stay as and when needed as my father in law has Alzheimer's and my mother in law needs a break from looking after him full time.

The desirability of sustaining and enhancing the significance of heritage assets has always been adhered to (please see heritage statement) I believe this proposal would make a positive contribution to local character (please see photos of work carried out previously).

AG1 – Definition of built up area

The area of The Street in Old Shoreham is a mixture of 17th century cottages (tiled and thatched), a Regency lodge house, Victorian farmhouse with barn, stables and a fairly new cottage built in the 1980's.

All are private dwellings in The Street details as below:-

3 Victorian Terrace houses
6 Mock Georgian detached houses built in the 1970's
2 Mid century bungalows
3 pairs 3 bed semis built in the 1940's
Also an estate of many 1970's detached houses within The Street in a Close called Lesser Foxholes.
And next door to 4 The Street is a very new 1980's built very large detached house called Southern Cross.

AB3 – Development affecting character

The planned development will be of low impact and in total keeping with the character of existing work done and will complement existing attached cottage and 17th century cottage opposite.

Using old Clay Peg tiles, rendered walls painted White on the East and South side, with existing North side in flint (not touched).

I am very proud of my house and its history and would only seek to enhance the property and to keep its character, I have held this principal within the work previously carried out and feel a duty of care for this wonderful cottage. Having said that we live in the modern world with modern problems of limited space and wish only to increase the existing extension minimally.

AB6 – Retention / Reinstatement of original features

The proposed work will retain and reinstate original features of the design built in 1999/2000.

I will be upgrading the Peg tiles as existing tiles (1mm) are inferior quality to tiles on the main house (1.5mm) put on in the 1960's when the thatch was replaced. This will look better and blend in with the existing roof of both cottages.

The outside Gable wall will be rough rendered and painted White, to match existing walls and will match number 5 The Street south facing Gable (please see photo).

Excavation was done to the back of house in the 1980's to enable the installation of windows, French doors and to expose the back wall.

Inside the extension I will retain the beautiful Oak door and floor installed in 1999/2000. The roof will be opened up and ceiling taken out and Oak beams put in with an Oak floor laying on beams, with a solid Oak Paddle staircase leading to the second bedroom. The inside walls will be plastered and painted White which will be in keeping with the main house which has Oak flooring and beams.

All new proposed works will complement and blend in to the existing main part of house, keeping the original features, character, charm and heritage inside and outside of the special property.

AB7 – Protection of Listed Building Character

The work at 4 The Street since early 1986 has always been respectful and compatible retaining the character of the building.

The cottage originally had one room upstairs and one room downstairs with a range for cooking, small water heater, sink in corner and small window at the back of house. There was also a scullery with a door at the front of house and another door to the sitting room.

The earth outside at the back of house was 3ft from the roof line.

At the top of the garden was an outside toilet.

4ft of earth was removed from the back wall and side (north facing) and was then underpinned with concrete footings.

Inside was excavated as there were just wooden planks laying on earth.

The roof was stripped back and a Dormer installed at the back of house. The chimney was Old Sussex multis with lime mortar which without roof support moved and so it was taken down and the chimney rebuilt and an Inglenook was rebuilt in the sitting room.

Oak beams, floors, doors, stairs were all rotten and replaced using old Oak Beams and some new Oak (please see photos).

The windows are all wood casement with Dutch panes (random).

Front path are scullery bricks which were re-cycled, wherever possible original materials have been used to retain character and charm (please see photos).

AB8 – Grant and Reinstatement of original features

No grant will be applied for and all work as in the past has been paid for by myself/previous owner.

Original features will be adhered to and enhanced.

Upgrading of Peg tiles (see AB6)

English Oak beams and floor inside.

Gable wall rough rendered similar to original back outside wall of main house.

AB9 – Materials used for Development

Roof will be Clay Peg tiles changed from present 1mm to 1.5mm thickness.

Rough rendered wall Gable end painted White.

Wooden casement window painted White with small panes and one pane of Dutch Bullion.

Velux south facing similar to existing 2 Velux's in main house bathroom.

Inside will be English Oak beams and Oak flooring laying on beams with Oak Paddle stairs.

Walls will be plaster board, plastered and painted with White emulsion.