Expiry Date - 11/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1407/23 **Recommendation – APPROVE**

Site: **The Garden House 2 Warnham Mews Warnham Road Worthing**

Proposal: **Replace single front door and glazed panels with double front door (north), install new Velux roof light (north) to match existing, replace rear sash window to ground floor study (south) with double French door.**

Date of site visit: 22/11/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south of Warnham Road accessed via a driveway to the side of The Gatehouse. Warnham Mews comprises of converted stables occupied as three separate dwellings. The stables were historically built for and used in connection with the Grade II listed building 'Courtlands' situated to the east of the site and were converted in the late 1990's. The stables are curtilage listed in relation to Courtlands. The three converted stables form a courtyard with a paved central area used for parking. The buildings have rendered elevations slate roofs and timber windows and doors.

No.2 is the middle property flanked by No.1 and No.3 to each side and comprises a single storey with the first floor accommodated within the loft. There are garages to the front (north) of the courtyard entrance. The Gatehouse located to the north of the converted stables and to the east side of the entrance driveway is a Local Interest Building.

The site is not within a conservation area. There are many protected trees in and around the site however none of these would be affected by the proposed elevational changes to the building.

Proposal

Planning permission is sought to replace the single front door (north) and glazed panels with a double front door, install a Velux roof light (north) and to replace the rear sash window to the ground floor study (south) with a double French door.

The single front door and windows would be replaced with timber double doors of a half glazed design to the upper half, fitted within the existing opening to the front of the building.

A new Velux rooflight would be installed to the north roof slope serving the loft bathroom. The roof light would have a black external frame to match the existing bedroom Velux windows in the roof (1300 mm x 900mm).

The existing sash window to the ground floor south elevation serving the study would be replaced with French doors. The opening would be widened to accommodate the doors and these would match those already installed to the south elevation, serving the living room. The doors would be timber double glazed and painted white with glazing bars and fanlight window above.

The application has been amended to remove the door proposed at first floor level to the rear and to amend the plans for the proposed double front door and amend the proposed rear study door to match exactly that existing.

Relevant Planning History:

07/0994/FULL - Erection of single storey rear extension. (Resubmission of WB/07/0108/FULL) – Approved

07/0108/FULL - Single storey extension to rear of property (south elevation) – Refused

00/00196/FULL - Retrospective application for alterations to loft door – Approved

99/00540/FULL - Installation of four roof lights - Approved

Consultations:

Design & Conservation Architect –

Comments on final scheme 31/01/24
This looks much better, no objections.

Comments on revised scheme 04/01/24
It is helpful to see all 3 entrance doors, and I note the other residential doors are fully glazed and subdivided into multiple panels. Hence neither of the options are consistent with these other doors in the mews. Two solid doors would be entirely inappropriate in these converted outbuildings. The pair of doors at 1 Warnham Mews would be a much more appropriate style. However if half glazed doors are particularly required, then the first option is a starting point. The enlarged elevation looks ill proportioned due to the overly wide stiles (vertical side elements) and the narrow undersized rails (horizontal elements). The glazing to timber framing proportions therefore look very different to the other entrance doors.

Comments on original scheme 04/12/23
This application is very poor without any heritage statement. Most of the alterations affect the setting of the formal Courtlands garden. Although this

garden is no longer in the ownership of the main house, it was at the time of listing and therefore is within the curtilage of a LB.

i) Replace existing front door and glazed panels with double front door in the same space, which will enable wheelchair access. Double front door will be of a style and construction consistent with the other properties in the Mews. *The existing door and glazing isn't of any special interest, and therefore some replacement might be acceptable. The drawing of the proposed doors is insufficiently detailed, without sections and the framing appears to be very heavy looking. I note on the drawing, "In a style consistent with the rest of the Mews" - this needs illustrating. Not sure how a wheelchair can navigate through the smaller internal door openings, if such a wide opening is required into the property?*

ii) Replace sash window in the study with a double-glazed, white wooden framed, double French door to allow wheelchair access to the rear garden. The door will match the style and construction of the existing French door leading from the living room. 1700 mm concrete lintel to be installed above the opening. *The conversion / extension of these buildings occurred in the 1990s, hence my recollection of the alterations is limited. I presume the pair of French doors at the eastern end were permitted as part of the conversion works. Although there would seem to be good access to the garden via the later approved orangery, if the proposed doors were identical to the other pair, then any harm would be low.*

iii) Install a new double-glazed, white wooden framed, single French door from the loft bedroom to the rear of the property. The door would have three-glazed panels, and match the width and style of the existing sash windows to the rear of the property. 1100 mm concrete lintel to be installed above the new opening. *This door would be an incongruous feature at high level in the facade. The flat roof can be maintained without the need for this door, and the neighbouring planting cut back if it causes an issue. This is an important facade as an enclosing wall to the formal garden.*

iv) Install a new Velux window in the loft ceiling, dimensions 1300mm by 900mm, with a black external frame, to match the three existing loft Velux windows. *This roof light would be in the north facing monopitch roof and would therefore not be visible from the formal garden to the South. It would only be visible from the north, and although it would be the first rooflight in this roof slope, I don't think it would be harmful.*

Representations:

Goring and Ilex Conservation Group *- On behalf of the Goring and Ilex Conservation Group, we submit our objection to the single door at first floor level which we believe would not sit well with that elevation when viewed from the Courtlands grounds and may also lead to neighbouring privacy issues.*

One objection received in response to the original scheme from adjacent neighbour, as summarised below:

This application affects the left side of my property where the two properties adjoin. I'm afraid I have to strongly object to this application as it is an invasion of my privacy. I am concerned that the intention could be to convert the roof top into a terrace at a later date, which would overlook the whole of my back garden. Not only would they have full view of my garden but also I wouldn't be able to have a conversation without being overheard. The previous owners did not feel the necessity of having access to the roof extension for fire hazard reasons. There are many doors and windows on that side of the property. I would very much appreciate a site visit to ascertain my concerns.

Officer response: Following a site visit to the application site and the neighbour's property, the plans were amended to remove the door at first floor from the proposal.

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the impact on the character of the curtilage listed building and setting of the adjacent listed building.

Visual Amenity, character and setting of listed building

The stable block to which this application relates, originally formed part of the ancillary outbuildings to Courtlands, a grade II listed building and was converted to three dwellings in the 1990's. The design and features of the converted stables are consistent across all three properties. The windows all match in terms of design, material, proportions and detailing and all have relatively wide robust frames and glazing bars. These windows define the character of the converted stables as a whole and offer a clear distinction between the more refined and narrower glazing bars and fenestration of the main former house of Courtlands. The heavier glazing bars were a deliberate detail intended to reflect the former ancillary purpose of the building as stables. The current timber windows and doors preserve the historic character of the building and the wider setting of the listed building.

The application has been amended to remove unsympathetic changes to the building such as the addition of a door at first floor which would have been an incongruous feature at high level resulting in significant harm to the character of this curtilage listed building. The remaining changes proposed by the application are new double doors to the front, changing a window to a door at the rear ground floor and inserting a Velux roof light to the front.

The existing front door is not of any special interest and the front doors to the three properties forming this building are all of different styles. The glazing bars are a feature repeated at both adjoining properties and it was considered important to include this detail for the new doors at No.2. The design of these doors has been amended several times during consideration of the application and the final scheme is considered to find a balance between the proportions of glazing to solid timber. The proposed double doors would be inserted within the same opening as the existing single door and windows and would not involve any enlargement. Subject to the door being painted white to match the other doors and windows to this property the new double doors are acceptable.

The proposed roof light to the north front roof slope was originally approved under application 99/00540/FULL when the other three existing roof lights were installed. The proposed roof light would match these roof lights in relation to size, flush fitting and appearance with a black external frame. The roof light would not be visible from the formal garden to the south and would not be considered to result in any harm to the character of the building or the wider setting of the listed building.

The details for the proposed replacement of a sash window with French doors have been amended to ensure that the proposed door would exactly match in proportions, frame and glazing bar detail, the existing French doors to this elevation. The opening would be widened to accommodate the new doors but would preserve the character of the building and would not harm the setting of the adjacent listed building.

The proposed works would not undermine the special character of this curtilage listed building and would not result in the loss or harm to important historic features. The revisions to the original scheme will ensure that the fenestration is in keeping with the rest of the building and would not detract from its character or the wider setting of the listed building.

There would be no adverse impact on the character of the listed building or the visual amenities of the locality as a result of this application.

Residential Amenity

The first floor door originally proposed to the rear has been removed and no longer forms part of the application. The changes to the front and rear doors would be within existing openings and would not result in any additional impact on neighbours. The proposed roof light to the front roof slope would serve a bathroom and would not result in any loss of privacy or overlooking.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. French doors to match existing
4. White painted timber doors only
5. Rooflights to match existing

Informative

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.

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

Case Officer: Amanda Haslett Date: 01/02/24

Authorised by: Jo Morin Date: 01/02/2024