Expiry Date - 19/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0806/24 **Recommendation – APPROVE**

Site: **Salvington Nurseries 43 Half Moon Lane Worthing West Sussex**

Proposal: **Demolition of existing rear (West) lean-to addition and erection of replacement single-storey rear extension.**

Application Number: AWDM/0807/24 **Recommendation – APPROVE**

Site: **Salvington Nurseries 43 Half Moon Lane Worthing West Sussex**

Proposal: **Application for Listed Building Consent for demolition of existing rear (West) lean-to addition and erection of replacement single-storey rear extension.**

Date of site visit: 08/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located within the Salvington Conservation Area on the western side of Half Moon Lane in Worthing. The property is grade II listed and the listing reads as follows:

HALF MOON LANE 1. 5406 (West Side) Durrington Salvington Nurseries or Taylor's Nurseries TQ 1205 10/77 II 2. Late C18. 2 storeys. 3 windows. Grey headers with red brick dressings. Mansarded roof of red tiles. Small cornice with modillions below eaves. Victorian porch added. Glazing bars missing.

Most of the properties in the northern half of Half Moon Lane are set back from the road with verges to the front and no pavements. The application site sits adjacent to the road with a narrow verge; the front door steps leading directly onto the road. There is a large garden to the rear (former nursery) with several outbuildings and a parking area to the north side. The site is enclosed by a flint and brick wall to the front/side and fencing with dense planting.

The property has been extended and altered over the years, the northern wing, western wing and porch likely to have been built sometime in the late 19th century, and rebuilding of the western wing along with unsympathetic rendering sometime in the 1950s. Consent was granted in 2016 under AWDM/1165/16 for various works including the removal of cement and pebbledash render and replacement of plastic windows with timber frames and in 2020 under

AWDM/0624/20 for rebuilding of the porch and internal alterations to the fireplace.

Proposal

Planning permission and Listed Building Consent are sought for demolition of the existing rear lean-to addition and erection of a replacement single storey rear extension.

The proposed extension would measure 2.96m deep x 5.109m wide with a crown roof of 3.306m high. Materials would match the existing building consisting of Handmade red rubber bricks and flint, with brick quoins and reveals and coursed flint work with lime mortar and a roof of handmade Keymer Goxhill autumn brown tiles and hardwood plywood deck with code 6 lead sheet fitted to the deck. Two slimlite double glazed timber replacement box sash windows and a stable door frame will be installed to the rear elevation. They will be decorated to match the existing joinery fitted at the property.

The extension would provide a boot room and utility accessed internally via the kitchen in the existing rear extension and externally via the garden.

Relevant Planning History:

AWDM/0624/20 - Application for Listed Building Consent for demolition and rebuild of porch gable end with handmade bricks, replace existing slate roof over porch with lead sheet covering and installation of cast iron rainwater goods. Internal alterations to include remove timber mantel and brickwork piers to dining room fireplace and lift quarry tile hearth. Re build piers and hearth with matching handmade brick and fit new timber mantel - Approved

AWDM/1165/16 - Application for Listed Building Consent for replacement windows and other repairs and refurbishments - Approved

Consultations:

Design and Conservation Architect

Revised comments following further justification from applicant

I suggest the current proposal is approved.

Original comments

The existing, single storey, lean-to rear extension is of low significance, and hence its loss is acceptable. The proposed replacement has a deeper footprint which has resulted in a hybrid roof, consisting of a pitched tiled section topped with a lead 'flat' roof. As this will be a totally new addition to the listed building, I wonder if the applicants had considered using a traditional lead, flat roof alternative. Due to the relatively small size of this roof, in my opinion, this may be the better solution.

Expiry Date - 19/08/2024

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Salvington Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The property is a grade II listed building therefore the primary consideration will be whether the proposed works are acceptable in terms of their impacts on the historic character and appearance of this heritage asset. Great weight is given to protecting the building from harm or loss that would affect their special interest and character. Other key considerations are the effects on the residential amenities of neighbours.

Historic Character and Appearance of Listed Building and Conservation Area

The site is within the Salvington Conservation Area which stretches southwards from the A27 in a narrow band, following Half Moon lane to its junction with Salvington Road. The application property is mentioned in the appraisal as follows:

It is the older buildings and walls that contribute to the special character and interest of the area. These are mostly of flint construction. In general, however, the prevalent building material in the Conservation Area is red-brown or brown stock brick.

The flints are unworked and were probably gathered from neighbouring fields. They are generally 40 - 120 millimetres across and laid in regular courses, though some larger stones are used occasionally in wall bases...The flint surface is usually left bare,… but there may be more flint-work underneath various rendered surfaces in the area.

In contrast with local tradition, the facade of No. 43, Half Moon Lane is expensively composed of vitrified headers with dark red brick dressings.

There is an interesting variety of roof pitch and form: No. 43, Half Moon Lane has a clay-tile gabled-mansard.

The proposed extension would be located at the rear of the building and mainly screened by the flint wall and planting to the south boundary, however partial

views of the side wall and roof would be possible from the road to the south due to the rise in ground levels to the north.

The current pebbledash lean-to is a much later (post 1950s) unsympathetic addition to the building and is of no architectural merit or historic significance, replacement of this addition is therefore welcomed. The proposed extension is small in scale and would tuck in to an alcove of the building created by the existing two storey rear extension. The extension would be subsidiary in scale to the existing dwelling. The opportunity has been taken to use high quality materials and design details such as quoining, that match those used on the existing building and that are of suitable appearance for this grade II listed building.

The Design & Conservation Architect suggested that a flat lead roof may be a better option for the extension however following further justification from the applicant as to the reasons for choosing the crown roof design, this approach was supported.

The proposed extension is considered to respect the special interest and architectural integrity of this listed building and would not result in harm to the historic fabric of the building or the character and appearance of the conservation area or the wider street scene.

Residential Amenity

The only neighbour affected by this proposal is to the south side at No.41 Half Moon Lane. This property is positioned much further back in its plot with the proposed extension adjacent to their front driveway. The boundary is formed by a flint wall and dense planting that would effectively screen views of the extension. The proposal would not appear overbearing or oppressive to these neighbours of result overshadowing, loss of light or overlooking.

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

Recommendation

AWDM/0806/24 - PP

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

AWDM/0807/24 – LBC

APPROVE subject to Conditions:-

1. Drawing Numbers

2. LB time limit
3. Materials as specified
4. Make good LB
5. Protect LB

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 16/08/24

Authorised by: Louise Prew Date: 16/08/2024