Development Management - Delegated Officer Report

Application Number: AWDM/0677/19 Recommendation – APPROVE

Site: 8 The Street, Shoreham –By-Sea, West Sussex

Proposal: Application for Listed Building Consent for demolition of existing garage and porch and construction of single-storey rear/side extension. Also including various related and non related external and internal alterations.

Date of site visit: 04/06/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II Listed Building which is semi detached and forms one half of a thatched cottage which was originally a single property. There are some alterations and extensions which have been carried out at the property many of which are not sympathetic. A single storey extension is attached to the north side of the building this is render and tile with brick corner detailing. This building has a hipped roof and provides bedroom 3 and a bathroom. There is also a small flat roof porch linking the extension to the main house at the rear. Within the garden is an out building adjacent to the western boundary. A garage also exists to the north set back to the rear of the house with an internal office and lean to building to the side. There is vehicular access from the front of the property to the garage and off street parking is provided here.

Ground levels increase to the rear of the building with retaining walls and steps between patios.

The site is located with the Conservation Area and is mainly surrounded by modern style dwellings built in the 1970s, 1930s style properties are to the east.

AWDM/0676/19 sought full planning consent for the demolition of the existing garage and the connecting rear porch between the extension and the main house and the construction of a new single storey structure with glazed link. It was considered that these works could be supported in terms of residential and visual amenity and impact upon the character and appearance of the Listed Building and Conservation Area.

The current application is for Listed Building Consent only were the impact of the development upon the internal and external historical and architectural fabric of the building and setting is for consideration only. The proposed extension and link is for consideration here and also the applicants have submitted a schedule of works which they propose to carry out both internal and external to reinstate some historical features, remove the addition of works that are not sympathetic and have

been added in recent years and also to improve the building and to enhance the current living conditions.

These works include removing ceiling covering, removing paint from timbers, removal and changes to wiring, plumbing and heating systems, removal of modern fitted cupboards, improvements to ventilation and damp, improvements to paving, drains and replacement secondary glazing.

Consultations

Adur and Worthing Councils: Conservation and Design Architect: - The works proposed are acceptable.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16 17
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

Listed Building Consent is proposed for works to this Grade II Listed Building. Any works which preserve and enhance the architectural character and appearance of the listed building can be supported here. Policy 17 of the Adur Local Plan states that for works to be permitted the internal or external appearance or historical character of the building must not be adversely affected.

Impact upon the Historical Character and Appearance of the Listed Building

As considered under full planning application AWDM/0676/19 the extension has been designed to not compete or conflict with the main building of simple historic form. The existing extension was designed with the same concept albeit not executed as well as it could have been yet in form a modest addition which is connected but does not compete with the main building has been created. The applicants seek to improve the finish and insulating properties of this existing building as part of the Listed Building Consent works. The current proposal adds an additional link and new extension to the building again whilst not competing or interrupting with the main building. The use of the small glazed link allows for a light weight structure which links to the new extension which is behind the new flint wall which appears as a garden wall. The footprint of the building is also modest.

The front wall being key here is conditioned below to be constructed as a rough course flint wall to link in with the existing building. The rest of the building behind will be rendered and the doors constructed of aluminium and timber and detailed in the agent's email dated 12th November 2019.

The works are considered to preserve and enhance the historic and architectural fabric of the listed building and preserve and enhance the character and appearance of the Conservation Area. Therefore subject to the conditions set out below the works can be supported.

The other works proposed listed in the submitted document 'Repairs and Improvements' gives details of improvements, alterations and changes to be made to the building room by room including both internal and external works. This document has been revised to include all proposed works and the most recent revision is for consideration here. Careful consideration is given by the applicant's to all the works proposed with thorough research carried out with method statements and detailing in relation to the works proposed. It is considered that the works proposed will preserve and enhance the historic fabric of the listed building. Improving the building and reinstating historic features whilst accommodating and facilitating future occupancy.

Level Changes

It should be noted that in relation to the proposed extension the submitted plans show the levels changes at the site including the differences in height between the existing and proposed buildings. It is essential that these level changes and heights are implemented correctly. A condition is attached to ensure that the proposed extension does not exceed the height of the existing tiled roof extension as shown on the approved plans to allow the proposed extension to appear subservient and to avoid an elevated development at the site, as this would be detrimental to the historic value of the building.

The conditions as attached to the full planning consent are applicable here and are also attached below. In addition the works as contained in the statement 'Repairs and Improvements' have been conditioned to be carried out in accordance with such details.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The Sedum Green Roof to be installed on the roof of the extension hereby permitted shall be installed prior to occupation of the building and shall be maintained at all times. It shall not be removed or altered without prior consent from the Local Planning Authority.
4. The doors and windows installed within the extension hereby permitted shall be …….timber…details submitted in agents email dated 12th November 2019.
5. The eastern elevation of the extension hereby permitted shall be completed as a rough coursed flint wall constructed in lime mortar with sharp sand. The remainder of the building shall be rendered to match the existing extension.

6. The site levels shown on the plans hereby approved shall be adhered to when implementing this permission. The new flat roof extension shall not exceed the height of the ridge of the existing tiled extension.
7. Works shall be carried out in accordance with the details contained in the document 'Repairs and Improvements' submitted 4th November 2019. Unless otherwise approved in writing by the Local Planning Authority.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 12th November 2019

Authorised by: Peter Barnett Date: 12 November 2019