Development Management - Delegated Officer Report

Application Number: AWDM/2277/21 Recommendation – APPROVE

Site: Manor House, 14 Southwick Street, Southwick, West Sussex

Proposal: Application for Listed Building Consent for removal of existing modern conservatory, construction of new single storey extension. Replacement of existing modern window with vertical sliding timber sash window.

Date of site visit: when considering Pre App

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Grade II Listed dwelling house within the Conservation Area. It is set back from Southwick Street with grounds to the side, south and front, west. To the north is Manor Cottage a Listed dwelling house and Sherwood House an office building abuts the site to the north.

Listed Building Consent is sought to remove an existing modern style, later addition conservatory from the rear eastern side of the building and replace it with a contemporary addition in the same footprint. Pre-application advice was given by the Council in relation to alternative schemes which were presented which showed a traditional and contemporary approach to a replacement building. It was advised that both concepts could be acceptable replacement additions however changes should be made to improve the relationship between the extension and host dwelling. The applicant's agent has produced a contemporary addition with asymmetric roof form with the use of standing seam metal and worked flint to provide a contrast in texture and appearance with aluminium graphite grey sliding doors and windows. A glazed link is proposed between the extension and the main building. Also proposed is a replacement window with vertical sliding sash timber to match the existing building.

Adur Conservation Area Advisory Group: - Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

As this is an application for Listed Building consent the only matter for consideration here is the impact upon the character and appearance and historical and architectural fabric of the Grade II Listed building. Policy 17 of the Adur Local Plan states that Listed Building Consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historical character of the building is not adversely affected.

Listed Building and Conservation Area

The applicant's agent has submitted a Heritage Statement to support the proposals and to justify that the proposals will not harm the historical character of the listed building. The removal of the existing structure will not be to the detriment of the building as it is an addition from the 1990s and therefore has no historical merit in this case. The proposed replacement building provides a striking contemporary addition joined with a low level, subservient, glazed link to provide a complimentary, yet contrasting feature. The use of metal cladding and flint work combined with the unique roof form represents a successful design approach in this case. The large glazed panels and slim profiles give a crisp finish.

The replacement window will remove an unsympathetic modern style window in the main house to match the existing sliding sash timber windows. This is an improvement to the character and appearance of the listed building.

The proposed development will not harm the internal or external appearance or historical character of the building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. materials - GreenCoat PLX folded seam metal, worked flint, aluminium windows in graphite grey.

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

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.

Case Officer: Hannah Barker Date: 14 March 2022

Authorised by: Peter Barnett Date: 14 March 2022