Expiry Date - 29/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0001/24 **Recommendation – APPROVE**

Site: **Flint Cottage Titnore Lane Worthing West Sussex**

Proposal: **Retention of existing pool outbuilding, existing timber gate and Gabian-style log boundary fence adjacent to rear garden**

Application Number: AWDM/0002/24 **Recommendation – GRANT CONSENT**

Site: **Flint Cottage Titnore Lane Worthing West Sussex**

Proposal: **Application for Listed Building Consent for retention of existing pool outbuilding, existing timber gate and Gabian style log boundary fence adjacent to rear garden**

Date of site visit: 29.02.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to the curtilage of a Grade II Listed, detached, 2-storey flint cottage occupying a corner plot on the north side of the junction of Titnore Way with Titnore Lane. The cottage fronts Titnore Way with gardens (including an open swimming pool) to the East side and rear (North). There is vehicular access to the dwelling from Titnore Way with a drive that curves tightly in front of the house and then extends northwards along its West side, widening towards the northern end of the plot where there is a large pitched-roof garage building. Until recently the garage building was used in connection with the owner's kitchen/carpentry business but is apparently now used for domestic storage purposes. The site lies outside of the designated Built-up Area Boundary.

On an earlier visit to the site in August 2023 officers identified a number of breaches of planning/listed building control including:-

- An outdoor kitchen located close to the rear (North) of the house consisting of a partially enclosed, roofed structure with a solid rendered rear wall on its West side, backed with horizontal-laid timber sleepers (facing onto the drive);

- A gabion-style log fence attached to the North of the outdoor kitchen and extending northward to the Southeast side of the rear garage/workshop building;
- A black metal-clad pool outbuilding adjoining the Northern site boundary link-attached to the East side of the garage building; and
- A metal shipping container in the far NW corner of the site.

The current planning and Listed Building Consent applications seek the retention (and completion) of the black metal-clad pool building, the retention of the gabion-style log fence and a solid timber pedestrian gate.

At the time of the most recent officer site visit the outdoor kitchen structure had been partially deconstructed except for its solid rear wall (backed with sleepers). The metal shipping container had been removed from the site.

West Worthing Tennis Club adjoins the site to the North and East.

On the opposite (South) side of Titnore Way is a wide, landscaped margin densely planted with mature trees forming the periphery of a modern (1990s) housing estate.

Ancient woodland on the west side of Titnore Lane is within the South Downs National Park.

This report covers the applications for planning permission and Listed Building Consent.

Relevant Planning History:

AWDM/0655/23 Two storey rear extension and detached single storey garden studio room. Permitted 25.09.2023

AWDM/0656/23 Listed Building Consent for two storey rear extension and detached single storey garden studio room together with associated internal alterations. Consent granted 25.09.2023

Consultations:

South Downs National Park Authority: No Comment.

National Amenity Societies: No comments received.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SS4, DM5, DM23, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Expiry Date - 29/02/2024

Planning Assessment

The site is located just outside the designated built-up area on the edge of an outer residential suburb of the town, within the designated countryside. The dwelling stands on its own behind a wide grassed margin (visibility splay) at the junction with Titnore Lane with the site boundaries defined by hedging interspersed with some mature trees on the site frontage. It contributes to the attractive, low-key rural character of this part of the town.

There is no objection in principle to domestic extensions and alterations. The key considerations are the effects of the pool building and gabion-style log fence and gate on the historic character and setting of the listed cottage, and on the rural character of the surrounding area.

Pool Building

The pool building is attached to the east side of the detached garage/workshop building backing onto the rear (Northern) site boundary in the rear garden. It has an L-shaped footprint having a maximum width of 8.45m and a maximum depth of 3.7m. The building has a mono-pitched roof which over-sails the front elevation to form a shallow canopy. The roof slopes down from South to North and is stepped in height with the western component marginally taller than the eastern component. The maximum height is 2.8m at the front (South) and 2.4m at the rear (North). The elevations are clad in black corrugated metal with a pair of black-framed doors in the south elevation facing the garden, and a single-leaf black-framed door in the east elevation. The roof fascia is painted black. The building is unfinished internally but houses the plant for the swimming pool together with partially installed WC and shower fittings, an area planned for a sauna, and changing area. The East part of the building is subdivided off as a separate bike store.

The building has replaced an earlier shed-type outbuilding that previously housed the pool equipment.

The pool building is notably smaller in scale than the adjoining pitched-roof, brick-built garage/workshop building. The black corrugated metal exterior whilst not a traditional material helps the building recede into the background as viewed from the garden where it is also seen against a backdrop consisting of the significantly larger scale green-sided, white-roofed, covered tennis court and indoor tennis court building directly to the North in the grounds of the West Worthing Club. Hedge and tree planting in the garden help to screen views of the pool building from the rear of the Listed cottage.

In conclusion it is considered the black metal-clad pool building is reasonably discreet in terms of its siting, scale and massing in this good-sized dwelling plot and does not dominate the rear garden or views from the rear of the listed building. It cannot be seen in public views from outside site.

There are no adverse effects on residential amenity with the nearest residential properties over 60m distant on the south side of Titnore Way

Subject to a condition limiting it use to purposes incidental to the dwelling it is considered the retention of the black metal clad pool building can be supported.

Gabion-style log fence and pedestrian gate

The gabion-style log fence separates the rear garden area from the gravelled driveway (leading to the detached garage/workshop building). It has a sinuous alignment curving some 13.7m in length from the northern end of the remnant solid wall of the outdoor kitchen to the Southeast corner of the above-mentioned garage/workshop building. It is 2.3m high and consists of panels of a metal framework (having an open square-shaped lattice design) between metal columns. The individual panels are filled with cut timber logs sitting perpendicular within the metal frame. The metal gabions are rusted and the timber logs have weathered to a muted grey colour. The fence is screened on the garden-side by climbing plants. Although unusual the overall effect is not unattractive, nor inconsistent with the domestic context of the rear garden. It cannot be seen from public views outside the site.

Currently the gabion-style fence is attached to the remnant wall of the outdoor kitchen, approximately 9.4m from the rear Northwest corner of the dwelling. The Proposed Site Plan shows the remnant solid built/faced ‘sleeper’ wall to be removed and replaced with a ‘Native Country Mixed Hedging’ and 1.5m high dark metal ‘estate’ railings painted dark green enclosing that part of the rear garden closest to the house. An existing 2m high x 1m wide solid timber pedestrian gate supported on oak posts currently within part of the ‘sleeper’ fence would remain in situ.

The 2-storey rear extension granted permission/consent under AWDM/0655/23 and AWDM/06565/23 is a material consideration. The Applicants have indicated their intention to implement the extension imminently. The southern end of the gabion-style fence would be approximately 5m from the Northwest rear corner of the extension. It is considered the gabion-style log fence does not harm the setting of the Listed cottage nor detract from its historic character.

The Applicants have confirmed that the remnant section of solid wall backed in timber sleepers shall be dismantled and removed from the site no later than 31 May 2024. This can be secured as a planning condition.

There are no adverse effects on residential amenity.

Recommendation

AWDM/0001/24

APPROVE Subject to:-

Expiry Date - 29/02/2024

1. Approved plans
2. Use of outbuilding incidental to dwelling

AWDM/0002/24

GRANT CONSENT Subject to:-

1. Approved plans
2. The remnant section of solid wall and timber ‘sleeper’ fence shown to be removed on Drg 1854-05 ‘Site Plan as Proposed’, shall be dismantled in its entirety and removed from its current position no later than 31 May 2024.

Informative

Pro-Active No Amendment

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

Case officer: Jo Morin Date: 25.03.2024

Authorised by: Gary Peck Date**:** 25 March 2024