Development Management - Delegated Officer Report

Application Number: AWDM/2276/21 Recommendation – APPROVE

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

Proposal: 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.

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

Matters for consideration here are the impact upon the character, appearance and historic fabric of the listed building, the impact upon the character and appearance of the Conservation Area and street scene and residential amenity.

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.

Due to the position of the building adjacent to open space to the south the proposed development will be visible within the surrounding street scene and Conservation Area. However in line with above its simplistic form and separation with glazed link will give rise to development which is read in connection with the main building providing a building which will not have a dominant impact upon the Conservation Area. It is subservient in appearance, replicating the footprint of the existing conservatory.

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 and will in turn preserve and enhance the Conservation Area.

Residential amenity

To the south and west of the site are the grounds of the site. To the east is Michaelmas, a detached dwelling house. There is space between the proposed extension up to the boundary to the east and this neighbouring property and due to the single storey level of the extension and it replacing an existing structure this will have no adverse impact in terms of loss of light or overbearing impact. There will be no issue with loss of privacy as it appears that there is in excess of 22 metres between the rear of the extension and the neighbouring building.

To the north is The Manor Cottage which sits adjacent to the main building screened from the proposed extension. Sherwood House a pre fabricated 1950s building abuts the site of the proposed extension to the north, an unusual relationship, however the new building will replicate this relationship with close proximity to the neighbouring structure. High level windows serving the extension on the boundary are replicated from the replaced building. So no greater overlooking will occur. It should be noted that redevelopment of

Sherwood House has recently been refused and an appeal dismissed for residential development.

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: 14th March 2022

Authorised by: Peter Barnett Date: 14 March 2022