Expiry Date - 08/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0255/10 **Recommendation – Permit Application**

Site: **Yew Tree House West Street Sompting Lancing**

Proposal: **Extension to existing garage (Application for Listed Building Consent)**

The Application

The application relates to a Grade II Listed Building a formerly known as Yew Tree Farmhouse, located on the north side of the road within a large walled plot. The house itself is a rendered two-storey building with pitched slate roof, front entrance porch, and west side single-storey extension, also with slate roof. Attached to the east side of the building is a small hipped roof flint outbuilding which is used as a garden store, the building has a 1m deep wooden extension on the east side with wooden garage doors. The entrance to the store is within the east side parking area which serves the detached double garage (north side) and a detached annex. The south side of the store makes up the northern side of a walled kitchen garden to the SE of the main house, with the remained of the site being bounded by high flint walls.

Permission is sought to demolish the wooden addition to the store and extend it a further 1.5m to the east. The extension is proposed to be in flint with brick quoins and a natural slate roof to match the existing structure.

Consultations and Representations

West Sussex County Council: The Conservation Architect has no objection

Adur District Conservation Advisory Group: No objection

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB7, AB9.
PPS5 'Planning for the Historic Environment' (CLG 2010)

Planning Assessment

Policies
As this application is for listed building consent only, matters related to the effects of the proposals on the Grade II listed building are relevant; not the effects on residential amenity or other considerations. Policy AB7 states that

consent will only be granted for Listed Building Consent where the character of the building would not be adversely affected. Policy AB9 states that the materials of proposed new development should be consistent with those originally used, or which are typical of the area, and do not adversely affect the internal or external appearance or character of the building (AB9).

There is a statutory duty to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This is reflected in the above policies.

Effect on character of listed building

The proposed garage extension represents only a small addition. The ridge of the garage is currently very small at 1.5m however the increase would only result in the addition of a further 1.4m to this length. Given the overall context of the location, and the set back siting of the large imposing dwelling, it is not considered that the resultant garage would look overly large or so dominant that it would detract from the overall character of the house.

Materials

The existing main structure of the garage is old in appearance, with flint built walls and quoins of a period that looks comparable with the west side gable of the house to which it is attached. The application has come with a design and access statement which is very limited in terms of the proposed materials to be used, other than it stating materials will match the existing garage.

The existing garage roof is of a thick worn slate and to use a similar material which is brand new would look particularly out of keeping. The flint walling also has a course grain lime mortar which should also be matched. It is therefore considered that the full schedule of materials should be supplied, with a sample panel of the flint work being built and approved prior to development beginning.

Recommendation

APPROVE for reason that :- 1PC

1. C1Cii
2. C12Ai – amended...for the external walls and roof of the proposed garage extension - AB7, AB9,
3. C12A3 – amended – the wall of the garage extension shall conform with a sample panel .....in writing before work is commenced. AB4, AB9
4. The extension hereby approved shall be carried out in accordance with the following approved plans: -

   Drawing no.477/01 -date stamped received 14th July 2010.
   Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Carlos Hone Date 12/8/10