Ms Eve Hearsey

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 1767/17
~~DATE VALID~~	Rec: 6/7/18

Yew Tree House
West Street
Sompting
BN15 0BE
West Sussex

6th July 2018

Dear Ms Hearsey,

Retrospective application for demolition and rebuilding outbuilding.
Yew Tree House, West Street, Sompting

Further to your email dated 5th February 2018 and subsequent emails in June 2018 I now enclose the following responses to the questions raised by the Conservation officer as well as a revised drawing..

KEY POINT - Please note the building had partially collapsed and was very unsafe (also it had an Asbestos roof) with the replacement built in our understanding that it met permitted development rules which we later found out do not apply to buildings in the grounds of listed properties.



Initial wall collapse.

I hope the suggested changes below enable the approval to be granted as I am sure you will have seen a great deal of time and effort went in to the reconstruction which we believe met the aesthetics of the property.

"1. There will be a need to submit a Listed Building Consent application as the previous Listed Building curtilage outbuilding structure was demolished, and was deemed part of the special interest of the Listed Building.
NOTED - Not sure how an asbestos roof dilapidated store could be of special interest but nevertheless the rebuild was to a very high standard and in our view in keeping with the other buildings on the property (we aimed to match the appearance of the garage). It had partially collapsed in a gale and was very unsafe. We want to ensure all stakeholders are happy with what we have done and therefore have completed the relevant listed building consent application.

2. The new structure appears to occupy a slightly, but potentially significant, different position. A metal curved topped gate previously occupied a gap in the flint wall between the garden area and the graveled driveway. This gap has noticeably grown as the southern face of the new structure has been located further away from the road. It would also appear that the new structure sits into the gravel driveway area. The old wall with the metal gated entrance appears to have been

continuous and therefore aligned. The area of planting on the gravel side of the old wall/structure has been removed thus allowing this reconfigure.
The new structure sits on the original footings. The inside dimensions have been maintained but due to the thickness of the new walls the outside dimensions are slightly larger. The south wall is no more than 300mm from the original location and was marginally widened to improve access to the kitchen garden for garden maintenance and a new gate is being procured to fit the gap. The scrubby dirt area to the east of the old building was effectively on top of the footings and has been removed but there is no encroachment on the driveway. This would be very difficult to make narrower and we request approval to keep as built. A new black iron gate is being commissioned for the entrance to the Garden.

3. The brick quoining is over-scaled for such a small building, drawing attention to the heavy corners of the building The quoining size varies on different corner elevations and even the quoining either side of the door changes. The converted outbuilding used as a residence at the end of the driveway uses much lighter quoins on openings and corners. Also note the drawings do not show the brickwork accurately.
We have discussed with our builder, Heatley Building Services of Lancing, and we could have the quoining redone (which has risk of requiring significant flint reworking as well) to match closely the quoining on the cottage at the end of the driveway. As an alternative we propose to add trellis work for climbing plants to the corners of the building (image (d)) which remove the "heavy" appearance.

Three images below show (a) what has been built, (b) the reference corner you mention in your comment, and (c) for reference the porch on the cottage.



(a)



(b)



(c)



(d)

4. The window. The application form indicates a window in the old structure. No images can be found of this. The new window opening has boarding over so the actual window used cannot be seen. The drawing does not detail this window; therefore drawings of the window are required.
The original window was on the other side (see photo) and we swapped it (re-using the frame) to retain privacy all round but more importantly improve security. It is a simple window (see photo) with shutters for further security.



5. The door. Although the door is timber, it looks like a residential door. It is not the simple close boarded type you would expect in an outbuilding.
The original door that was rotten was oak and to a similar design. The door is a bespoke mahogany external door to a similar design made locally by L Provis Carpenter. It has been made so things can be stored more securely (expensive wood for interior restoration in the house) than with a plain boarded door and hardwood will last much longer. It has been stained rather than painted as the originally door was also stained (albeit many decades ago).



6. Despite each of these issues not being highly important in themselves, they need to be considered as a package."

We attach a revised drawing showing window and door detail as well as a photo illustration above to show how the "heavy" quoining appearance will be mitigated.

Thank you in advance for your help/guidance and I look forward to progressing the application such that we only need to make any further changes just once to meet all requirements. I would like to stress again that we (us and our builder) both believed it was permitted development as it is not attached or in the direct sightline of the main house and we hope this retrospective process will look favourably on the rebuild that has been done. We also note that it seems the only feedback on the planning process we can see on line has been positive support from Sompting Parish council.

I am happy to discuss this with either Planning or Conservation at any time so we can get this completed.

Yours faithfully,

[redacted]

Neil Bennett