

HERITAGE STATEMENT (December 2014)

Planning Application: Proposed freestanding timber garden building 47 Sea Lane, Rustington BN16 2RG

1.0 General

- 1.1 This planning application relates to the installation of a freestanding timber garden building in the rear garden of 47 Sea Lane, Rustington. The proposed building is for recreation use only and is not designed as a habitable space.

2.0 Heritage Asset and Setting

- 2.1 The property at 47 Sea Lane is listed as being of historical interest with a grade II designation but does not lie within the conservation area in Rustington. There are no Tree Preservation Orders either within or in close proximity to the property and no tree works will be carried out in connection with this planning application.
- 2.2 The property consists of a semi-detached flint cottage circa 1800 with an existing flat roof rear extension dating from the 1970's and of modern brick and block construction with timber studwork and cladding to the rear elevation.
- 2.3 The property fronts directly onto Sea Lane and has a large garden to the rear (approx. 27m x 12m). The adjoining property (49 Sea Lane) is also of flint construction however is faced with courses of knapped flints unlike no.47 which is faced with rounded flints similar to other buildings and boundary walls in the vicinity.
- 2.4 The windows to the front of the building are traditional timber casement windows with two opening sashes and two panes in each. To the rear of the property the windows are timber but much larger and of a 1970's style with opening sashes and small high level vents.
- 2.5 The property sits within a small group of four Listed properties. The two cottages (no.47 and 49), a large substantial flint manor house (Hobbs Farm, immediately opposite on the other side of Sea Lane and a large barn to the rear of no.49 which has been converted into a dwelling. The remainder of buildings in the vicinity are of varied 20th century design with a mix of houses, bungalows and commercial shop premises.
- 2.6 The cottage is believed to have originally formed part of a farm complex and used as a dwelling. The garden to the rear is likely to have been part of the farmyard with the barn adjoining the rear garden (now converted into a private residence 'The Old Barn' in Cudlow Avenue).
- 2.7 The garden of no.47 is generally level with a slight rise in level (approx. 0.5m) to the rear and raised border (approx. 0.5m) to the North side of the garden.
- 2.8 The rear garden is bounded by an existing timber fence to the North side and existing flint walls to the southern and eastern boundaries. Part of the southern boundary is made up of the north elevation of 'The Old Barn' which is a detached flint building with a thatched roof.

- 2.9 There are no windows or doors to the northern elevation of 'The Old Barn' looking onto the garden of No.47 and the site of the proposed garden building.

3.0 Design

- 3.1 The proposed garden building will be a pre-fabricated interlocking timber design with windows and doors to the West elevation only. It is intended to use a black coloured timber preservative with white for the windows and doors. The roof covering will be reclaimed plain clay tiles to match those used on surrounding buildings.

4.0 Visual Impact

- 4.1 The position of the proposed timber garden building has been carefully chosen so that it sits back from the front and rear elevations of The Old Barn and therefore cannot be seen from inside the property. It has also been sited 2m from the boundary wall. Due to the height of the boundary flint walls and the respective garden levels only the roof will be visible from a small part of the garden (see Proposed North Elevation Plan no. 05 and Proposed South Elevation Plan no. 09).
- 4.2 The site is surrounded by the gardens of no. 45, 49 Sea Lane and the Old Barn and is only visible from the public highway in Sea Lane through a small gap between 45 and 47 Sea Lane and is predominantly shielded by trees and shrubs. The proposed building is also set well back from the highway.
- 4.3 The proposed garden building would be classed as temporary and will have almost negligible visual impact outside of the garden of no.47 Sea Lane.