

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** R/268/13/L**LOCATION:** Mayfield Cottage
47 Sea Lane
Rustington**PROPOSAL:** Application for Listed Building Consent for the erection of a freestanding, single storey timber garden building.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal relates to provision of a garden room in the rear garden. The structure would be 4.5m by 5m in area and would have a ridge height of 3.5m. It would have black stained timber elevations with white colour timber windows and door and reclaimed plain clay red tiles for the roof.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Side boundary to no.45 1.6m high close boarded fencing. Flint boundary walling to other elevations
SITE CHARACTERISTICS	Semi-detached 2 storey cottage close to road frontage. Front and part side have flint elevations. Flat roofed rear extension has rendered elevations. Rear garden has path to side and timber arch pergola at entrance.
CHARACTER OF LOCALITY	Predominantly residential characterised by dwellings of varying age, size, design and style. 45 and 47 are on the road frontage and sit forward of no.45 to the north and the terraced properties to the south.

RELEVANT SITE HISTORY

R/267/13/	Erection of a freestanding, single storey timber garden building.	ApproveConditionally 10-02-2014
R/19/72	Bathroom & bedroom at first floor level	ApproveConditionally 10-03-1972

REPRESENTATIONS

Representations received:

Rustington Parish Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Listed Building Officer

Consultations responses received:

Historic Building Adviser

No Objection - On the basis that the building is subservient and will not be detrimental to the setting of the listed building.

Please condition window and door details and material samples, specifically roof tile and weatherboarding.

Comments on Consultation responses:

Comments noted. Conditions requested have been imposed.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Class B road

Listed Building Grade 2

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

RDS

Rustington Design statement by Rustington Parish Council

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

CONCLUSIONS

The proposed garden room would be sited in the rear garden of Mayfield Cottage. Given its height to eaves of 2.1m and relatively small footprint it would not occupy a significant portion of the rear garden and would have no adverse impact on the character or setting of the listed building.

At its closest point the building would be 17m from the rear elevation of the listed building. It would be constructed of pre-fabricated interlocking timber design with openings only on the west elevation. The roof would be constructed of second hand plain clay tiles. The materials would therefore reflect those of the surrounding area and would complement the existing listed building and the simplistic design and limited number of openings would not compete with the appearance of the listed building.

The application is therefore recommended for approval subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with the NPPF.

- 3 No development shall be carried out unless and until precise details of the door and windows hereby permitted have been submitted to and approved by the Local planning Authority. The details so approved shall be used in the construction of the building.

Reason:

In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with the National Planning Policy Framework.