

ARUN DISTRICT COUNCIL

No.

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The Coach House, 81 The Street, Rustington, BN16 3NL
 Nat Grid Ref TQ 051 022

DESIGN and ACCESS

Proposal: Rear Extension and Internal Alterations.

Application Background

This application follows on an earlier application which was rejected on appeal because the scale of the proposed enlargement was deemed to be inappropriate. The new proposals take full account of the Inspector's comments.

The Locality

Located at the east end of the Rustington Conservation Area.

The Street in this part of Rustington is split into two zones. The North side of the street is dominated by red brick Victorian buildings that are either in secondary retail use, or are used as office suites by businesses such as Solicitors and Estate Agents. The South side consists of older buildings which were for a large part associated with the Church originally. Apart from the Application Site and the house to its east, most of this zone has non-residential uses.

The Site

The site lies to the east of the Parish Hall, and to the west of a larger house, no.83 The Street.

The entire plot is walled around. The existing building is considerably smaller than its neighbours. The site density is low, the house is set well back from the street frontage, and has low impact on the street scene apart from its contribution to the character of the row of houses. There is a driveway and sizeable turning area in the large front garden.

The existing house, and was converted in at least two stages. The original building must have been a typical small flint-built structure, and was probably thatched originally. It was built originally to house the Vicar's carriage (the horses being kept in a separate building, demolished long ago), and was later converted to a Motor House around 1910. The first phase of conversion from garage to dwelling would have consisted of extending upwards to add another storey, re-roofing, and forming window openings and doorways, which were carried out by forming indented brickwork with three-centred arches over, all using hand-made two-inch bricks, probably carried out around 1930. A rear bay window was probably formed at this time. The second phase comprising a somewhat inappropriate flat-roofed ground floor rear extension was carried out around 1968. Either at this time, or soon after, the use was changed to a commercial office. It has more recently reverted to a dwelling.

There is a brick built outbuilding at the rear which is part of a larger building that extends into the walled area to the south, which was probably originally the Laundry of the former Vicarage and belongs to 83 The Street. Another, taller, ancillary outbuilding in the plot of 83 The Street stands right on the east boundary of the site, beside The Coach House.

The site is outside the areas identified by the Environment Agency as being at risk from projected flood levels in the next 200 years. There are no known pollution hazards on the site.

The Proposals

The existing house has very cramped accommodation, and is much shallower than most houses. Two of the bedrooms are tiny, and the kitchen and bathroom minimal.

The two largest rooms, the Living Room and main Bedroom, are by no means large. The house is disproportionately small for its large site.

The purpose of the proposal is to provide a new Living Room and an additional Bedroom, and to enlarge the Kitchen, provide a utility room, dining area and homework desk space, together with more storage, in all to turn it into a reasonable sized four bedroom home.

The proposal is to enlarge the house by replacing the existing flat-roof single storey rear sun room with a two story extension, linked to the existing house by a circulation space. The height of the proposed structure is significantly less than the height of the existing house, and the scale is positively subordinate.

The materials and form of the extension would closely match the existing structure, the externally visible parts of the link would be largely glazed. There would be minimal alterations to the east elevation of the existing house, and no changes to the front or west side.

The scheme has been designed to minimise impact on the street scene, and would only be visible to the public domain from limited viewpoints to the north east of the site, together with a long view from Church land over the rear of other properties.

Neighbouring Properties and the Effects of the Proposals on their amenities

- The appearance of the building from the front would be unchanged.
- The buildings to the west are non-residential. The only new windows facing west are from the stairway and circulation area at first floor level.
- The building to the east is shielded by the existing outbuilding. The only new openings facing east are from the ground floor circulation.
- Gardens in the adjoining properties to the south are already over-looked by existing windows, all the gardens visible from the site are protected by high walls or fences.

Access

The proposals should not result in any intensification of use or access, or loss of parking.

The site is served by a driveway with access from The Street, which would require no alteration. There is already adequate turning space on site so vehicles can leave the site travelling forward.