

PLANNING APPLICATION REPORT**REF NO:** R/29/09/**LOCATION:** The Coach House
81 The Street
Rustington**PROPOSAL:** Demolition of existing single storey rear extension, erection of new two storey rear extension to provide additional residential accommodation.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for a 2 storey rear extension to provide a sitting room and staircase at ground floor and a bedroom and en suite at first floor. The extension would be 5.3m wide with a depth of 8m. The elevation adjacent to the staircase in the Listed extension would be fully glazed.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high flint and brick walling to front boundary and 3m walling to rear boundary.
SITE CHARACTERISTICS	The property was originally the stables of the mansion to the east and is a 2 storey detached dwelling with flint and red brick elevations with a red tiled half hipped roof. The property has an existing flat roof rear brick extension and a detached converted mono pitch garage. Village Hall building to the west. One window at first floor level. 2 storey dwelling to rear.
CHARACTER OF LOCALITY	The site is situated within a mixed commercial and residential area, adjacent to Rustington High Street where the existing development is predominantly a terraced parade of shops with a mix of storage and residential flats over.

RELEVANT SITE HISTORY

R/138/99/	Change of use of existing cottage to office use	Approve Cond 02-09-1999
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R/85/00/L	Application for Listed Building Consent to remove and replace the existing crittle windows with white aluminium leaded light double glazed windows	Refused 21-08-2000
R/197/00/L	Application for Listed Building Consent to remove and replace existing crittall windows to property with matching crittall windows incorporating double glazed units.	Approve Cond 26-01-2001
R/166/04/	Revert to former use from B1(a) office to cottage.	Approve Cond 13-08-2004
R/275/07/L	Application for Listed Building Consent for the demolition of existing single storey rear extension, erection of new two storey rear extension to provide additional residential accomodation.	Refused 17-12-2007 Appeal: Dismissed 23 12 2008
R/280/81	Accomodation Works	Approve Cond 07-10-1981

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Conservation Officer

Chairman - CAAC

Consultations responses received:

Conservation Area advisory Committee

Objection. It does not appear to meet the Inspector's comments that the extension should be visually subsidiary to the main building.

Comments on Consultation responses:

Comments agreed.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Within Designated Conservation Area

Listed Building Grade II

Tree Preservation Order

Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 CH1 CH4 CH5	High Quality Development Character Conservation Areas and Historic Towns and Villages Buildings of Architectural or historical importance
Arun District Local Plan:	GEN7 DEV19	The Form of New Development Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

LISTED

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.

CONSERVATION AREA

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that the extension would not be visually subservient and would have an adverse impact upon the established character of the surrounding area and on the main dwelling itself.

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 conflict with these criteria in that it would detrimentally impact on the character and appearance of both this Grade II Listed Building and on the character and appearance of the Conservation Area in which it is located.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application follows an earlier refusal for Listed Building Consent for a larger 2 storey rear extension with a glazed link. The application was dismissed at Appeal. The Inspector stated that he found the glazed link an acceptable method of achieving additional accommodation to maintain the building in long term beneficial use. This current proposal has a link with a tiled roof which is no longer glazed at first floor level on both side elevations. It therefore appears as part of the extension and not as a secondary light and distinctly separate/subservient linking structure. The Inspector concluded the extension would not preserve that which is of interest in the Listed Building, failing the statutory test in the 1990 Act and would tend to dominate the Listed Building contrary to advice in Appendix C of PPG15.

The size of the extension has been reduced. The height is decreased by 1.3m and the width by 2.3m. The depth is the same. However, it is considered that this reduction in size has not adequately addressed the Inspector's concerns. The extension would still dominate the Listed Building and would not be subservient to it. The reduction in height of the extension and eaves has provided a distinct visual break in profile and bulk, but the footprint of the extension is still significant in relation to the size of the existing Listed Building. The proposal would adversely affect the character and appearance of the Listed Building and in turn, would adversely affect the character and appearance of a historic building in the Conservation Area.

The proposed extension would be centrally sited to the rear of the existing building and have no materially adverse effect on residential amenities of adjoining properties.

The application is therefore recommended for refusal for the following reason.

RECOMMENDATION

REFUSE

- 1 By reason of its scale, form and design, the proposed development would change the typology of the original building resulting in a dominant and unacceptable impact on the character and appearance of this Grade II Listed Building that would be harmful to its historic, architectural integrity. It would also adversely affect the character and appearance of a historic building in a designated Conservation Area. The proposal therefore conflicts with policies CH4 and CH5 of the West Sussex Structure Plan, policies GEN7, DEV19 and AREA2 of the Arun District Local Plan and to advice from central government contained in Planning Policy Guidance Note 15 (PPG15) 'Planning and the Historic Environment'.