



From: Martyn White
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Cc: Zac Denton
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Elm Cottage is a detached, flint building which fronts on to The Street. It has a small dormer and porch to the front elevation. All of the windows are painted casements. It is listed as grade II, and located within the Rustington Conservation Area.

I note that the application proposes a number of alterations to the building. I provide my comments as follows:

Garden room to rear elevation with new outbuilding to replace existing

The proposed garden room is small in scale and appears to be of a simple design which is reflective of the host dwelling. It is therefore considered to be acceptable, and not harm the listed building. The success of such a proposal will depend upon the quality of the materials used, and that of the timber joinery.

No information is provided with regards to the new joinery/glazing of the garden room, which should be provided for by way of condition. Further, details of the proposed bricks should be approved by the LPA in order to ensure that they reflect the host dwelling.

Replacement windows

Windows are an important feature within a listed building, and their replacement should be carefully considered. Good practice is that existing windows should be retained and repaired prior to their wholesale replacement.

Reference is made to the deterioration of the existing windows, however, no information is provided to back up that statement. It is common practice to include some pictures with such applications by way of evidence.

The drawings provided indicate that the glazing bars will not differ from the existing, and that there is a limited variation in terms of appearance to accommodate the double glazed units. However, it is not clear if the double glazed units will be of a standard design, or the slimmer design which is sometimes considered acceptable in listed buildings. If the units are of the standard design, and measurements, then their use will not be supported.

Therefore, on balance, subject to the confirmation that the slimmer glazing units will be used, the replacement windows can be supported.

Relocation of bathroom from ground floor to first floor

The relocation of the bathroom to the first floor is generally considered to be acceptable. Every attempt must be made to ensure that existing pipe runs are used for the new pipes, and that no historic fabric is affected.

However, there does not appear to be any information which clearly indicates how the services to the relocated bathroom will be treated. Will any external pipework be required? If so, this will be required on the plans.

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