

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	R/56/12 & R/57/12/L
Address	Old Orchard House, Rustington
Description	Extend and convert garage. Resubmission of R/237/11.
Case Officer	Peter Cleveland
Site Visit	Previous

Objection

Whilst this scheme represents some improvement on the previous proposal in terms of being more restrained, there remain some issues with the design. These are considered detrimental to the existing building, but more problematically to the setting of the listed building which sits adjacent.

The principal concern is the new addition to the rear which in its attempt to achieve greater width, results in a rather incongruous roof form which is not sympathetic for an outbuilding to a listed building. Its overlapping with the existing garage also compounds the issue as it adds complexity to the roof scape to what is effectively a simple range of structures. The porch adds to this concern, but more problematically introduces a domestic quality to the building which should be avoided. Given the internal layout I would query the need for so much extra width, particularly in terms of justification.

As well as the encroachment of the roof on the garage, the replacement of the existing window with a much larger aperture is also difficult to support. This again introduces a rather domestic character to what is a simple outbuilding. A further issue here is the justification for the change given that it opens onto a 'dressing area'. On the roof, the introduction of four roof lights would again appear excessive, especially given the small space that is being achieved within the roof space.

Ian Wightman
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.