

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** R/57/12/L**LOCATION:** Old Orchard House
47 The Street
Rustington**PROPOSAL:** Application for Listed Building Consent for extension and conversion of existing garage to form a separate studio. Resubmission following R/238/11/L.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks permission for the extension and conversion of an existing garage and outbuilding. Demolition of an existing store to the rear is also proposed. The proposed conversion would provide ancillary accommodation to the host dwelling.
SITE AREA	Approx. 1373sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint walling, supplemented by timber fencing to front boundary and timber fencing enclosing the rear of the site, approximately 1.8m in height. Eastern boundary kept by flint walling, approx. 2m in height with hedging above, also a section of the existing garage is built-up to the boundary with timber fencing, approx. 1.6m in height to the rear.
SITE CHARACTERISTICS	Detached Grade II Listed Building with a plaque dated 1620, red brick quoins and dressing and flint elevations. Hipped to gable red tiled roof with 3 sections to property denoted by changes in ridge heights, gabled sections to east elevation. Timber sliding sash windows to front section of building with leaded light windows to rear. Various outbuildings to the east side of the building.
CHARACTER OF LOCALITY	Sited within the Rustington Conservation Area, mix of detached residential properties many of which are historic buildings.

RELEVANT SITE HISTORY

R/105/06/L	Application for Listed Building Consent for internal alterations to provide additional staircase	Approve Conditionally 19-05-2006
------------	--	-------------------------------------

R/122/11/L	Application for Listed Building Consent to strip old & damaged roof tiles, strip old felt & baton & replace with new specification felt & replace old tiles with like for like. 2 Chimneys to be repointed	Approve Conditionally 26-07-2011
R/238/11/L	Application for Listed Building Consent for extension and conversion of existing garage to form a separate studio	Refused 23-12-2011
R/237/11/	Extension and conversion of existing garage to form a separate studio. Re-Submission following R/237/11.	Refused 05-01-2012
R/56/12/	Extension and conversion of existing garage to form a separate studio. Resubmission following R/237/11.	Approve Conditionally 14-05-2012

REPRESENTATIONS

Representations received:

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com
Listed Building Officer

Consultations responses received:

Historic Buildings Advisor:
Revised plans are acceptable.

Conservation Area Advisory Committee:
No objection.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building
Conservation Area
Built-up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPB6	Management of the Historic Environment
Arun District Local Plan:	AREA2 DEV19 GEN7 GEN2	Conservation Areas Extensions to existing residential buildings The Form of New Development Built-up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

RDS

Rustington Design statement by Rustington
Parish Council

POLICY COMMENTARY

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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

LISTED/CA

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."

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

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

The application seeks listed building consent for the conversion and extension of an existing outbuilding as well as demolition of a section of a covered store area and part of the conservatory to the rear of the adjacent outbuilding. Also proposed is a pitched roof to replace the existing flat roof above the garage forward of the outbuilding proposed to be converted.

The main dwelling is located centrally within the site with a garden area and hard-standing to the east and west of the building. There are 2 No. single storey outbuildings and a covered storage area to the east side of the building which are both simple in design and scale relating to the ancillary use to serve the main dwelling. As such any alteration should reflect this and not impact upon the setting of the main building which is a significant historic asset within the Rustington Conservation Area.

The introduction of the pitch roof over the garage is considered to improve the appearance of the outbuilding from the street scene, with the roof pitch reflecting that of the large outbuilding from which it extends and the use of materials will ensure visual integration and sympathy towards the listed building. Similarly, the rear addition will continue the roof pitch of the outbuilding continuing the simple roofscape with the introduction of roof lights within the east and west elevations. To ensure that the additions are sympathetic to the setting of the historic asset, the materials used for the construction of the building will be subject to a conditional approval.

The revised designs of the outbuildings to those suggested within the previously refused R/238/11/L ensure that the setting of the building is respected and the new and existing buildings appear as subservient and simple structures. In the absence of any detrimental impact upon the

historic asset, it is recommended that the application be approved subject to the conditions set out below.

RECOMMENDATION

- 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 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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, roofs, rooflights, windows and doors of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Old Orchard House, 47 The Street, Rustington as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This listed building is granted because it complies with the policies listed below in that the development would not cause any material adverse effect upon the setting or appearance of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

SOUTH EAST PLAN: BE6

NATIONAL PLANNING POLICY STATEMENT

RUSTINGTON VILLAGE DESIGN STATEMENT

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.