

Church Farm Cottage, The Street, Rustington
Design, Heritage, Access & Planning Statement

Background

The application site is located on the outer western edge of the central commercial area for Rustington, adjacent to a large residential area and opposite the listed St Peter and St Paul Parish Church and associated churchyard. It is also located close to the northern boundary of Rustington Conservation Area (RCA).

The application property is one of a number of listed properties in the immediate area. It comprises a pair of thatched roof cottages and associated gardens, that were converted by the Rustington Parish Council to a museum and tea room in 2007, (R/167/07/L & R/157/06).

Proposal

The proposal is to convert the property back to residential to provide a single detached dwelling and associated garden, parking area and domestic outbuilding.

Planning policy

National Planning Policy and Legislation

The National Planning Policy Framework 2019 (Framework) advises that small sized sites can make an important contribution to meeting the housing requirement of an area. Accordingly planning policies and decisions should support the development of windfall sites, giving great weight to using suitable sites within existing settlements for homes.

The Framework goes on to promote making effective use of land and states that the development of under utilised land and buildings to help meet identified housing needs should be promoted and supported. It advocates a positive approach to applications for new homes on land that is developed but not allocated for commercial uses. This is provided it would undermine the vitality and viability of town centres or key economic sectors.

Regarding listed buildings the Framework states that when considering the impact of a development on the significance of a designated heritage asset great weight should be given to its conservation. Any harm requires clear and convincing justification, whilst opportunities for new development in

conservation areas should be sought. Where a proposal would lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal. This is in addition to the duty of the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of listed buildings and their setting.

Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when assessing proposals for new development which affects listed building or conservation areas and their settings, special attention shall be paid to the desirability of preserving them and their settings.

Local Planning Policy

Policy EMP DM1 of the Arun District Council Local Plan (Local Plan), seeks to protect and enhance existing employment sites where there remains a reasonable prospect of employment use. In particular it seeks to protect Class B1 – B8 and similar sui-generis uses.

Rustington centre is identified as a Local Service Centre, which provides a good range of shops and other services. Within this area planning permission will not normally be granted for change of use from retail. The Application site is shown as being within a secondary retail frontage within Rustington Local Service Area and just to the north of RCA.

Policy RET DM1 allows for residential uses at first floor level within Local Service Centres. It is however silent on residential uses at ground floor level. Similarly, whilst it seeks to strictly control A2 and A3 uses in secondary shopping frontages, it is silent in relation to residential uses.

Policy OSR DM1 states that community and arts facilities should not be built on or redeveloped unless they are surplus to requirements, or are to be replaced. The proposal does not involve buildings or re-development, although it would result in the loss of former D1 use.

In relation to meeting housing need the Local Plan states that 847 windfall sites need to come forward during the Plan period to meet the Districts housing need. After a number of years of failing to meet the required number of homes annually the Government has now identified Arun as a District which now requires a housing action plan.

Concerning heritage assets the Local Plan reiterates Government policy. Policy HER SP1 states that heritage assets should be conserved and enhanced in a manner appropriate to their significance. Also the Council will encourage the re-use of vacant or underused listed buildings by approving proposals that contribute positively to their conservation. Policy HER DM1 requires proposals to protect the special interest of historic buildings and their setting and policy HER DM3 seeks to ensure that proposals preserve or enhance the character or appearance of conservation areas.

Heritage Assessment

RCA is a linear primarily residential conservation area, where the parish church and associated buildings and land form at focal towards its eastern end. The older buildings are constructed from a mixture of flint, red brick, render, plain clay tiles, slate and thatch and are interspersed by dense planting, trees and low to medium height flint walls with brick dressings. Whilst some buildings project up the back edge of the pavement, others are set back behind small enclosed front gardens. This adds to the informal village character of the RCA.

The application site is situated directly opposite the church and church hall. The Appeal property is grade II listed and comprises two former flint faced cottages with a thatched roof. There are small casement windows on the front elevation and the former front doors have been partially infilled to form windows. Notwithstanding this their original door function remains evident due to the retention of the small open porch roofs above them. The buildings, which was first listed in 1984 is described by Historic England as an early C19 pair of cottages.

The relationship of the former cottages to the parish church is reflected in the names of the cottage (Church Farm Cottages) as well as their close physical relationship to the church. At the same time their materials and form reflect that of other listed cottages located further to the west along The Street. Collectively they reflect the former rural settlement which evolved around the church.

Due to their form, design and materials the application property has considerable aesthetic appeal and makes a positive contribution to the historic identity of Rustington and the character and appearance of the setting of the church and RCA.

Marketing and unsuitability of site for commercial purposes

There is no specific policy requirement to demonstrate any lack of commercial or other viability. Notwithstanding this, the premises have been actively and fully marketed as a commercial unit since October 2017. During this period there have been just 22 viewings and no offers for any commercial users. The feedback from viewers was that the rooms were too small for retail and office use and that as a listed building it would difficult to gain listed building consent to remove internal walls and enlarge windows/install shopfronts.

Attached to this statement are letters from the marketing agents which set out the marketing details in full.

Opportunities and constraints

Opportunities

- To provide a family home in a sustainable central location.
- To provide a family home suitable for a disabled person in an accessible location.
- To return a grade II listed building to its original use – Residential.
- To secure the long term maintenance of a listed buildings

- To make full use of an under-used/disused building.

Constraints

- ☒ The loss of a non-viable redundant commercial building.
- The need to preserve or enhance the character, appearance and significance of a listed building and the setting of RCA.

Access and parking

The site already benefits from a rear access and parking area. The proposal includes two on-site parking spaces, one of which would be suitable for use by disabled persons.

Refuse, recycling and cycles

Refuse and recycling will continue to be stored in the enclosed rear garden. Cycles will be stored in the ancillary domestic building in the rear garden area.

Flood risk

The site is not located in an area at risk of flooding and would not increase the risk of flooding elsewhere. It should be noted that no additional hard surfacing or buildings are proposed.

Design and appearance

The external appearance of the buildings on the site will remain unchanged. Internally all original walls will be retained. The only walls to be removed are on the ground floor and are modern partition walls erected in the last 12 years. As a dwelling the character and appearance of the property would simply revert to its logical historic use. This will enhance the significance of the property and the setting of the RCA.

Amount & Scale

The dwelling would have a floor area of 105m² and its outbuilding would have a floor area of 35m².

The dwelling would benefit from a good sized and enclosed rear garden.

Landscaping

There is no scope for landscaping at the front of the building. To the rear the garden is enclosed and will include areas of lawn and soft planting.

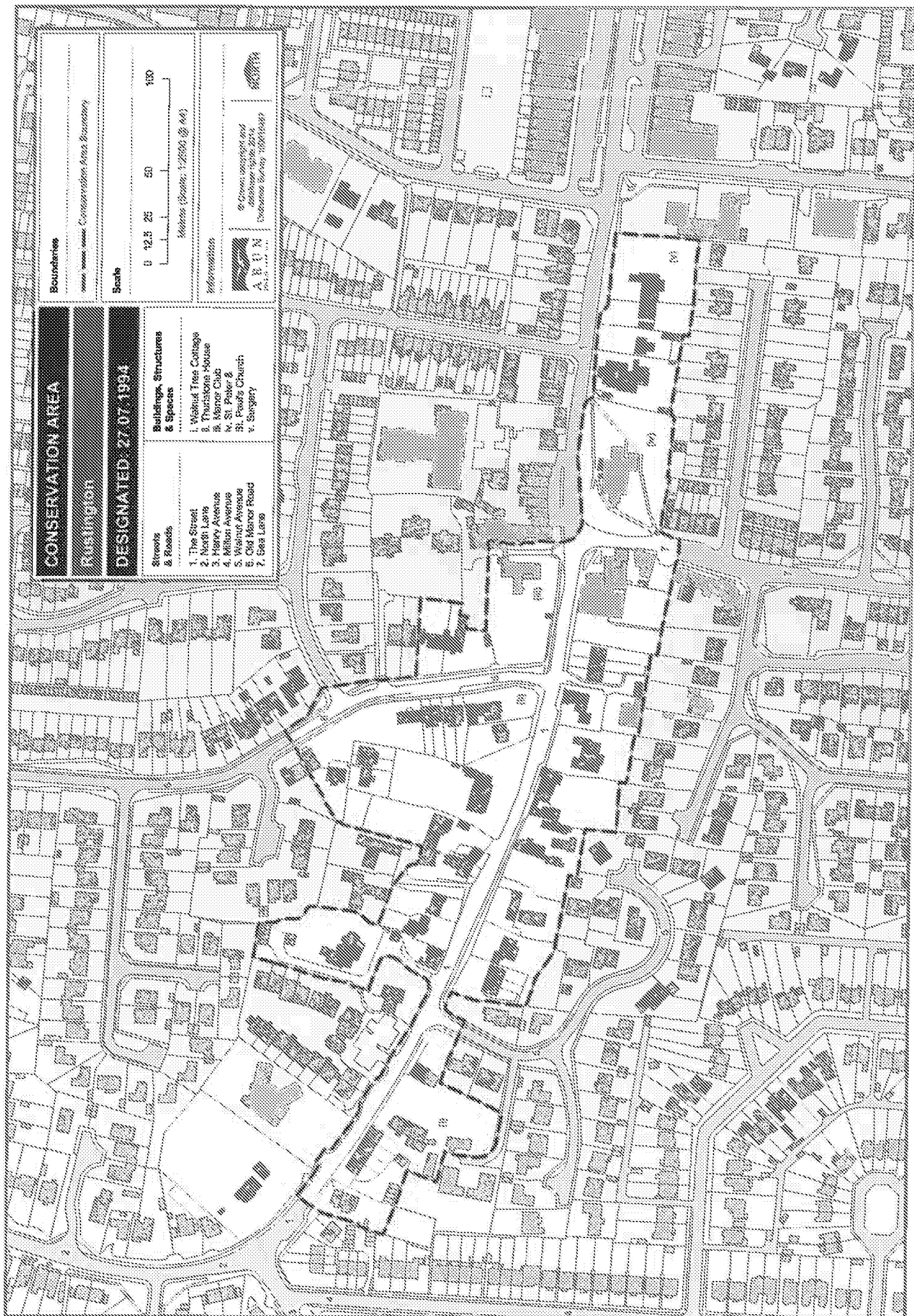
CIL Contributions

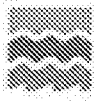
The applicant is willing to pay CIL contributions in accordance with the Council's CIL policy, if adopted before the application is submitted.

Chartered Town Planner

Elizabeth Lawrence Ltd
Woodend, Water Lane, Storrington, West Sussex, RH20 3LY





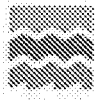


Historic England

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LISTED BUILD 1046



Historic England

76, THE STREET

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Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1275097

Date first listed: 20-Sep-1984

Statutory Address: 76, THE STREET

Map



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Use of this data is subject to [Terms and Conditions \(https://www.historicengland.org.uk/terms/website-terms-conditions/\)](https://www.historicengland.org.uk/terms/website-terms-conditions/).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1275097.pdf](#) 

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 12-Mar-2019 at 12:14:51.

Location

Statutory Address: 76, THE STREET

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Rustington

National Grid Reference: TQ 05084 02305

Details

TQ 0502 RUSTINGTON THE STREET 26/157 (north side)

No 76

II

Originally two cottages. Early C19. Two storeys. Three windows. Faced with flints with dressings and quoins of red brick and grey headers. Thatched roof. Casement windows. Two gabled hoods over doorway and former doorway.

Listing NGR: TQ0508402305

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 298055

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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Glyn-Jones

Mr N Crowther
Head of Planning
Arun District Council
Civic Offices
Maltravers Road
Littlehampton
BN17 5LF

Rustington Office
94 The Street, Rustington,
West Sussex, BN16 3NJ
Tel: 01903 770095



Dear Mr Crowther,

Church Farm Cottage, 76 – 78 The Street, Rustington, West Sussex, BN16 3NR.
Commercial Marketing

We confirm that we were first asked to market Church Farm Cottage by Rustington Parish Council on 4 October 2017. We immediately commenced marketing and have continuously marketed the property ever since.

I attach a copy of the marketing details and confirm that since October 2017 we have displayed one of our commercial marketing signs on the front of the premises.

Throughout the above marketing period we have advertised the premises in the following ways:

- On-site sign
- Rightmove Commercial
- Zoopla
- Prime Location
- Costar - Commercial
- Our own website – Glyn-Jones
- In our own property paper, distributed in 20 supermarkets between Chichester and Worthing.
- Within our network of branches between Bognor Regis and Worthing.

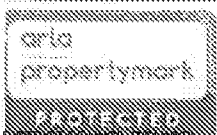
To-date we have had 22 viewings from a variety of buyers interested in both commercial and residential use. The feedback has been mixed, however the consensus has been that the premises were largely unsuitable for many commercial uses, including retail and office space. As a listed building, it would be very difficult to obtain consent to remove internal walls, move staircases and open up the front of the premises to provide a shop front. The small rooms sizes and the internal layout of the building are inhibitive to may commercial activities.

If you require any further details concerning the marketing of the premises, please let us know.

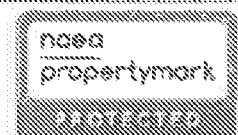
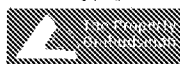
Yours sincerely,



BEN Glyn-JONES FNAEA MARLA



Glyn-Jones and Company Ltd Registered in England No. 04819434
Registered Office: 94 The Street, Rustington, West Sussex BN16 3NJ
Tel: 01903 770095 Website www.glyn-jones.com VAT No. 818 0371 48



Church Farm Cottage
76-78 The Street Rustington
West Sussex BN16 3NR

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— & COMPANY



76-78 The Street Rustington

A rare opportunity to acquire an early 19th Century Grade II listed thatched cottage in the heart of Rustington village. Originally a pair of farm workers cottages, located opposite St Peter & St Paul Church, and aptly named 'Church Farm Cottages', they have since been combined to form one substantial flint faced property.

Currently owned by the Rustington Parish Council this exceptional property has a D1 commercial use and for the past 8 years has been used as Rustington's Museum. Prior to that the property has enjoyed a number of other commercial uses including; serviced offices, tea room and veterinary surgery.

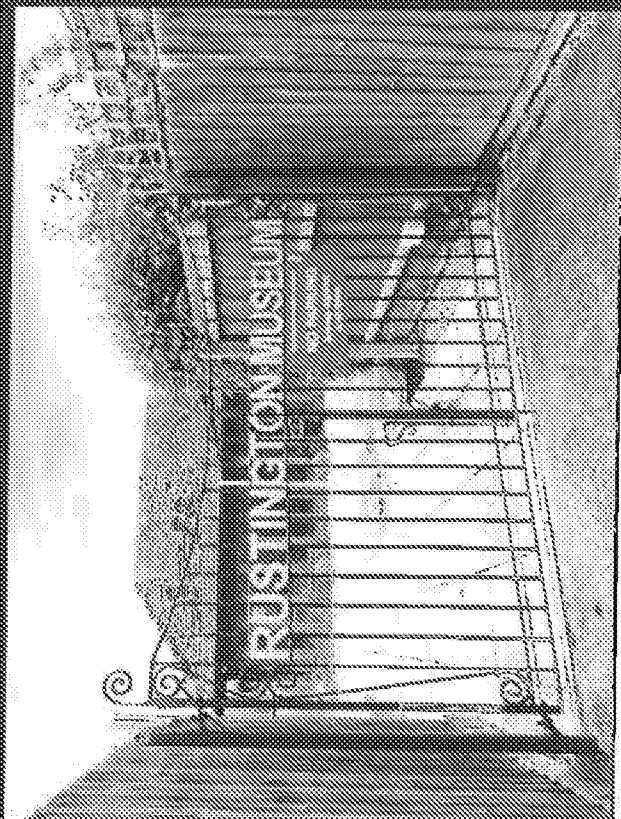
Although offering considerable commercial opportunity there is clearly scope to revert back to a residential dwelling, subject to some relatively minor alterations, and subject to the required planning consents.

Furthermore, in the garden there is a substantial oak framed outbuilding, formerly used as a cafe in association with the Museum. This offers further commercial potential, perhaps as a studio, nursery or even re-establishing it as a village cafe. This exceptional opportunity may be best suited to those looking to combine a home and business venture.

Offers Invited in the Region of:
£495,000

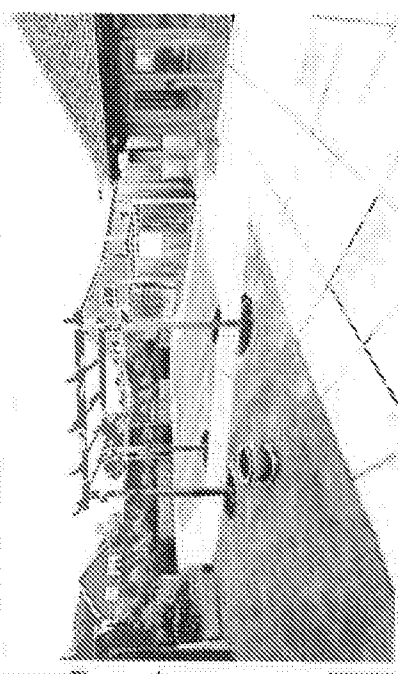
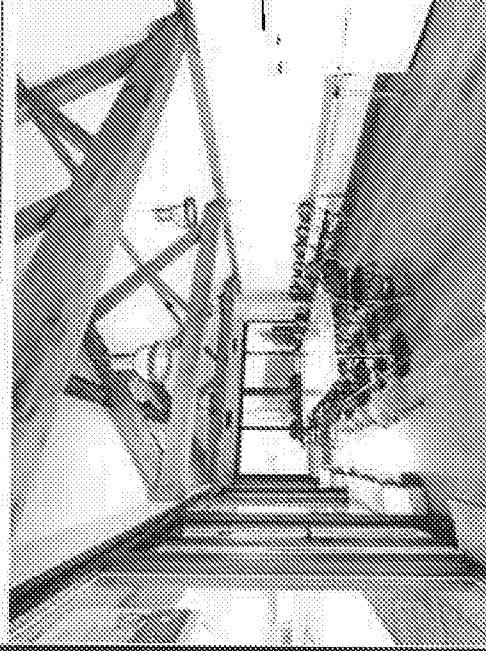


Grade II Listed Thatched Cottage With both Commercial & Residential Potential

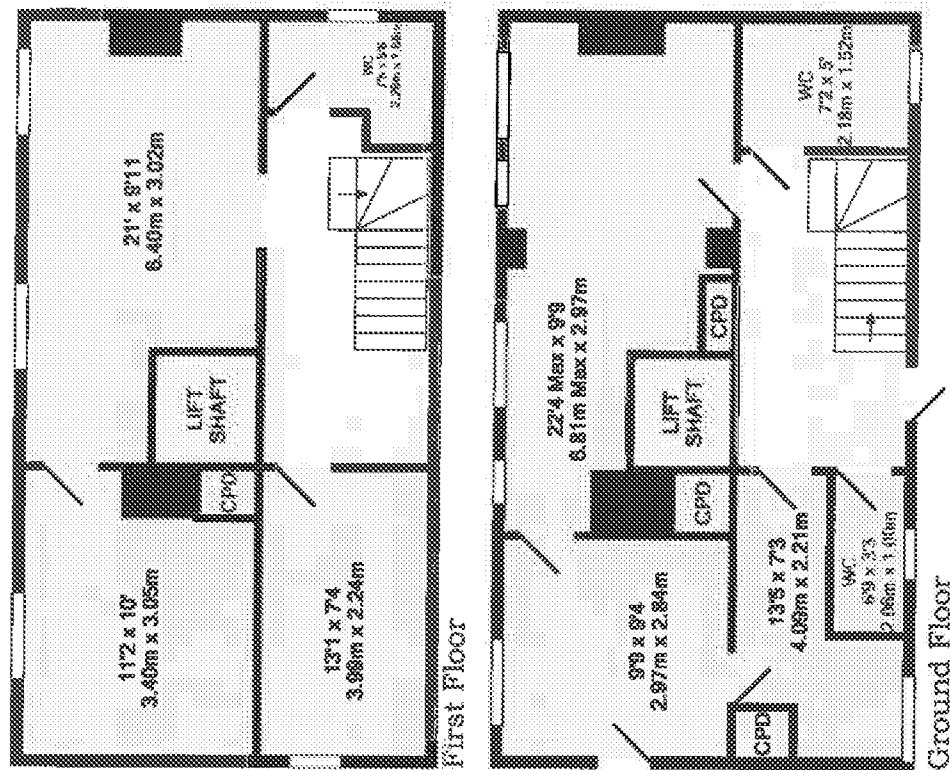


Accommodation & Features

- The accommodation currently provides a ground floor reception area, large viewing room, two cloakrooms with WCs, office and inner hallway with staircase to first floor. On the first floor there is a galleried landing, two further viewing rooms, an office and first floor WC.
- In our opinion this accommodation could be easily adapted to provide a 3 bedroom dwelling with two receptions rooms, kitchen, bathroom and cloakroom.
- The property has been subject to extensive renovation since 2005, with new thatched roof, damp treatment works and complete sympathetic refurbishment throughout. Particular features include; oak turned staircase, oak internal latched doors, flagstone flooring to the ground floor, gas fired heating (underfloor on ground level).
- The property stands on a good size plot, in total of approximately 0.12 of an acre, with a depth of almost 120ft. There are delightful landscaped gardens to the rear with well-manicured lawns, raised borders with brick and flint retaining walls, all enclosed by tall timber fencing. There is rear side access via double wrought iron gates and driveway providing parking.
- Within the garden stands an exceptional oak framed, glazed barn style outbuilding, with pitched tiled roof. Measuring approximately 28'7ft in length by 13'2ft, with fitted kitchen.



Detailed Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 1056 SQ FT / 98.1 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

NOTE: For identification, we wish to inform prospective purchasers that we have prepared these plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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Location

Church Farm Cottage is located in the heart of the village, opposite the parish church and in amongst the shops, just a few hundred yards to the west of the main shopping parade.

Rustington enjoys a thriving village atmosphere and offers extensive amenities with a wide range of both specialist and national retailers including Waitrose supermarket. The village benefits from a number of restaurants and bars, with The Lamb public house being situated close by.

A regular coastal bus service stops within 100 yards, and Angmering mainline station with a regular service to London Victoria is within approx. 1.5 miles.

Rustington is a village and civil parish within the Arun District of West Sussex and is located approximately at the midpoint of the West Sussex coast and between the county town of Chichester and Brighton.

Rateable Value - £13,500

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