

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** R/73/12/L**LOCATION:** Manor Cottage
2 West Preston Manor
Rustington**PROPOSAL:** Application for Listed Building Consent for proposed front porch**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Enclosed pitched roof porch to the front elevation of the dwelling measuring approximately 1.9 metres in width x 1.5 metres in depth x 3.2 metres to its ridge height.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick and flint walling enclosing rear court yard area with hedging and fencing beyond, various heights from 1-2metres.
SITE CHARACTERISTICS	Grade II Listed Building. Detached two storey building converted to flats and various cottages, L shaped. Flint faced elevations, red and yellow brick window dressings, casement windows. Half hipped slate roof to front and gable to the rear. Court yard area to the rear Works have recently been completed to convert the buildings.
CHARACTER OF LOCALITY	Gated residential development various properties surrounding which are both traditional in design and new builds.

RELEVANT SITE HISTORY

R/240/08/L	Application for Listed Building consent for proposed alterations and partial demolition of modern single storey additions.	Approve Conditionally 17-12-2008
R/208/09/NMA	Minor Amendment to R/61/09/ for an under cover cycle store, additional bin store, erection of sign board adjacent to entrance and additional window to north elevation of unit 6.	Refused 28-10-2009

R/73/12/L

R/213/09/NMA	Non-Material amendments to planning approval R/23/09 relating to doors, windows and internal layout to bungalow	Refused 25-11-2009
R/248/09/NMA	Non-Material amendments to planning approval R/23/09 relating to doors, windows and internal layout to gate house.	Approve 30-11-2009
R/236/09/NMA	Minor Amendment to R/61/09/ for under cover cycle storage and additional window to north elevation of unit 6.	Approve 08-12-2009
R/60/10/NMA	Application for a non-material amendment following a grant of planning permission R/274/09 to move the kitchen window from the north to the east elevation	Approve 23-04-2010
R/76/10/L	Application for Listed Building Consent for construction of new glazed link between gatehouse and existing greenhouse	Approve Conditionally 11-06-2010
R/166/10/L	Application for Listed Building Consent for alterations to existing building to form 2No flats. Amendments to internal layout approved under application no R/240/08/L	Approve Conditionally 13-09-2010
R/291/10/L	Application for listed building consent for alterations to existing building to form new cottage (amendments to internal layouts approved under R/240/08/L)	Approve Conditionally 15-02-2011
R/72/12/	Proposed front porch.	Refused 21-05-2012

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Listed Building Officer

Consultations responses received:

LISTED BUILDING ADVISOR:

Objection.

The proposal to add a porch here therefore raises concerns as it impacts on this character and potentially its special interest. It is certainly not sympathetic with the main building and on this

report

basis cannot be supported.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area

Listed Building Grade II

Tree Preservation Order

Conservation Area

PD restriction

DEVELOPMENT PLAN POLICIES

South East Plan:

[SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan:

[GEN7](#)

The Form of New Development

[DEV19](#)

Extensions to existing residential buildings

[AREA2](#)

Conservation Areas

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

RDS

Rustington Design statement by Rustington Parish Council

POLICY COMMENTARY

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 is considered to materially affect the character 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 proposed addition to the building introduces an enclosed porch on the eastern elevation of the building with a pitched slate roof, stained timber boarding to gable and brick dressing and flints below. The doors and windows are to be timber to match that of the existing building, no details of the glazing has been provided. UPVC rainwater goods are proposed with the porch having a domestic appearance.

The Listed Buildings Advisor has noted that whilst the cottages that make up the north wing are earlier than the late 19th century Manor House, these buildings are predominantly ancillary in nature. The variation in roof form suggests some incremental growth here, but not as a cohesive whole and certainly not as a facing elevation. The change from flint with brick string courses to purely coursed flint supports this notion, as does the fact that the flint work (to the north eastern element) matches that of the Manor House to the rear. This seems to suggest that this part of the cottage is contemporary with the Manor house and perhaps reinforces the notion that this building had a service function. As such the introduction of the porch is not sympathetic to the existing building; detrimental to its special character.

It is therefore recommended that the application be refused for the reason given below.

RECOMMENDATION

REFUSE

- 1 The proposal is unacceptable in that the porch extension does not relate sympathetically in design, form and scale with the special architectural and historic character of the Grade II listed building. It is therefore contrary to Paragraphs 128-133 of the National Planning Policy Framework (Conserving and enhancing the historic environment) and Policy BE6 of the South East Plan.