

From: Martyn White
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To: Planning.Responses
Cc: Zac Denton
Subject: R/77/19/L

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The proposal relates to Mayfield Cottage, which is a grade II Listed Building. It is jointly listed with the neighbouring property, No. 49 Sea Lane, Rustington.

Number 47 (Mayfield Cottage) is a two storey, flint (cobbled) semi-detached cottage. It has painted wooden casement windows with a clay tiled roof. There is also a two storey flat roofed, timber clad rear extension which was added to the property during the 20 century. This extension is more modern in appearance.

The proposal is for a single storey rear extension, which is predominantly glazed. It is intended that there is a mono-pitch roof with two roof lights.

It is considered that the structure appears to be subservient to the host dwelling, and designed so that it will be 'light weight'; that is to say, it won't dominate the rear elevation of the property. However, saying that, it will ensure that it helps to reduce the impact of the 20th century extension which detracts from the character of the building.

I note that it is proposed for a section of the rear wall is to be removed in order to open up the extension to the kitchen. This section of walling relates to the modern, 20th century extension, and as a consequence will not affect any historic fabric. The proposal also provides for a 'nib' of the existing wall to be retained, which allows for the evolution of the building to be understood.

It is also positive to note that appropriate materials are proposed, and that the existing boarding will be replaced with something more in keeping.

If minded to approve, it is suggested that the roof lights should be of conservation standard, and the glazing should be the slimmer units associated with a listed building. You may also wish to condition details of the windows.

The application is considered to not cause harm to the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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