

PLANNING APPLICATION REPORT**REF NO:** R/80/08/**LOCATION:** Palm Cottage
62 Ash Lane
Rustington**PROPOSAL:** Two storey side elevation & single storey rear extension with new covered verandah area**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

Two-storey side extension, dropping to single storey with catslide roof, to measure (at maximum) approximately; 8.1m in height, 12.5m in length, and 9m in depth

Single storey rear extension to measure approximately; 3.1m in height, 14.5m in length, and 1.7m in depth

SITE AREA

Approximately 1155 square metres

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Flint and brick Wall approximately 1.2m in height, to frontage onto Ash Lane. Site well screened by established trees and mature shrubs to rear, with domestic fence.

SITE CHARACTERISTICS

Prominent plot to busy road frontage and T-junction. C18 two storey Grade II Listed Building faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Hipped brown tiled roof. Casement windows. C19 gabled hood.

CHARACTER OF LOCALITY

Residential, on edge of local shopping centre. Surrounding properties of various designs and styles.

RELEVANT SITE HISTORY

Reference	Description	Decision
R/120/97	Garage	Approve Cond 07-11-1997
R/187/00/	Conservatory - timber fence above existing boundary wall plus replace gateway with matching wall - internal privacy wall and addition to side of existing garage.	Approve Cond 06-03-2001
R/6/50	Rebuilding of roof	Approve 14-02-1950
R/124/73	Removal of existing garage & construction of double garage	Approve Cond 25-05-1973

REPRESENTATIONS**Representations received:**

Rustington Parish Council

Rustington Parish Council

Rustington Parish Council: No objection

1 letter of objection: block daylight into neighbouring properties

Comments on Representations received:

Noted. Sufficient distance is retained between the extension and neighbouring properties to avoid adverse overshadowing and loss of light onto neighbours.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Class B Road
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 CH5 CH1	High Quality Development Buildings of Architectural or historical importance Character
Arun District Local Plan:	GEN7 DEV19	The Form of New Development Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPG15	Planning and the Historic Environment
PPS1	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity, and setting of the Grade II Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In addition, the proposal affects a Listed Building and its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of reserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the setting of the Grade II Listed Building to the detriment of the special architectural or historic interest which that building possesses, and would be obtrusive in the street scene, to the detriment of the visual amenities of the immediate street scene and wider locality.

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

Whilst the proposal does not adversely impact upon residential amenity (sufficient distance is retained between the proposal and neighbouring dwellinghouses to avoid adverse impact), the proposed extensions of a very basic design and would result in a greatly enlarged building, especially in its excessive expanse of length, so as to resemble a sizeable family house that would not contain the same quality of design and detailing as the existing Listed Building, which is a well designed and well articulated compact cottage building with delicate finishes.

As such, the extensions will detract from the setting of the Listed Building to the detriment of the architectural or historic interest which that building possesses, and the excessive expanse of length of the building (as extended), together with its increased bulk, would appear as an obtrusive aspect in the immediate street scene, in conflict with its established character, especially as that building is situated on a prominent plot facing a busy approach road to the local shopping centre and the T-junction of Ash Lane and Arundel Gardens.

It is therefore recommended that the planning application be refused, subject to the reasons set out overleaf.

RECOMMENDATION

REFUSE

- 1 The proposed side extension is considered, by reason of its scale and massing, to be incompatible with, and seriously detrimental to the character and appearance of the Grade II Listed Building, Palm Cottage, to the detriment of its special architectural and historic interest, and is therefore contrary to policies CH5, DEV1 of the West Sussex Structure Plan and PPG15: Planning and the Historic Environment.
- 2 The proposed rear single storey extension by reason of its length and design will appear incongruous and detract from the rear elevation of the Grade II Listed Building, Palm Cottage, and is therefore contrary to policies CH5, DEV1 fo the West Sussex Structure Plan and PPG15: Planning and the Historic Environment.
- 3 By reason of the excessive expanse of length of the building as extended, the proposal would form an obtrusive aspect to the immediate street scene, in

conflict with the established character of that street scene, and to the detriment of the visual amenities of the locality. The development would therefore be contrary to policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.