



WA/19/20/HH

Dower Cottage Church Lane Walberton BN18 0UD

Erection of a single storey garden room including demolition of existing conservatory.

Dower Cottage is located within the Walberton Village Conservation Area. It is also in close proximity to a number of listed buildings including The Dower House, Magnolia Cottage, Manor Lodge and St Marys Church.

Within the conservation area there are impressive individual buildings and groups of buildings, of a mixture of age and type. The area is further enhanced by attractive boundary walling (including long sections in flint) and hedges.

The proposal is for the demolition of an existing conservatory and the erection of a single storey garden room. It is noted that the new extension will have a brick plinth with glazed walls set in panels within an exposed traditional oak frame. High level clerestory opening transome vents will be positioned on both sides of the extension, set under overhanging eaves. Conservation style rooflights will be included in the pitched roof.

Whilst the general design of the extension (glazed walls and tiled roof) is acceptable, it is considered to be excessive in terms of its scale. It appears to be excessively large (and tall) when compared against the host dwelling, and therefore out of character with both it and those other buildings in the local area. It would also be seen from the neighbouring lane. It is therefore considered to be harmful.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).



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