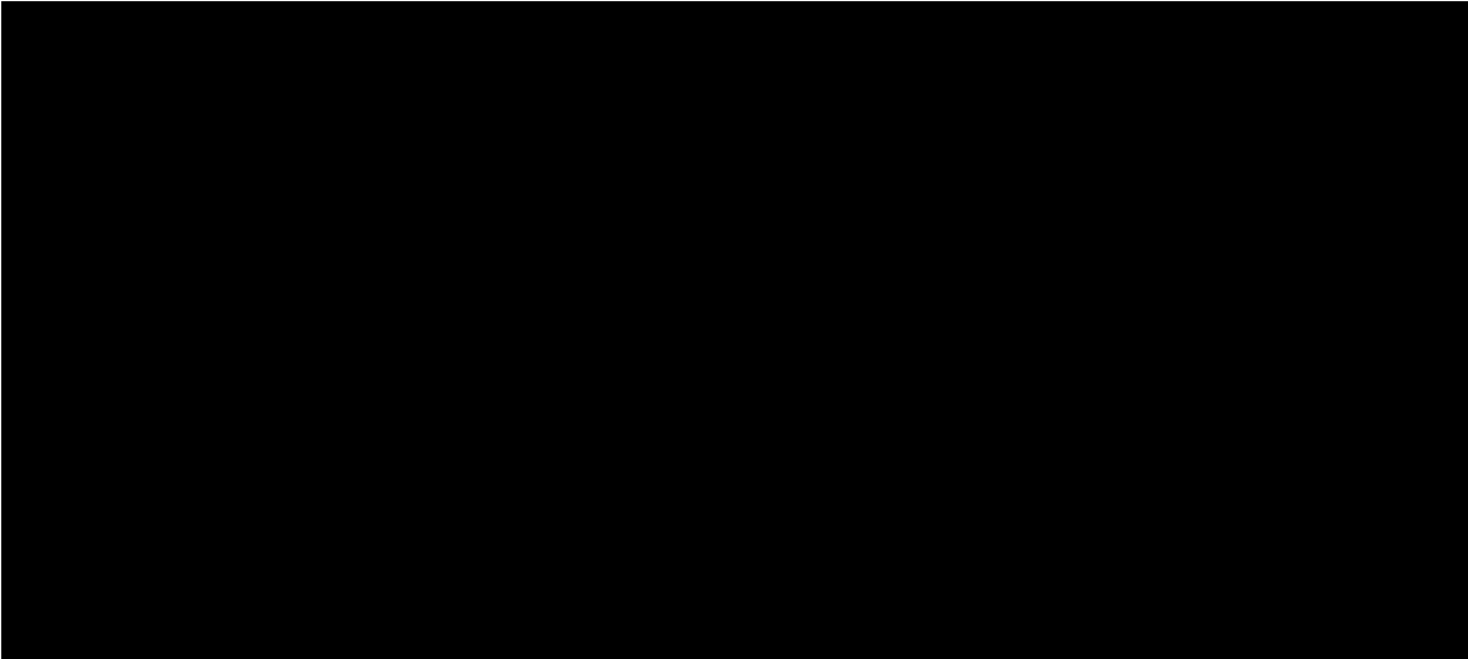




From: Martyn White
Sent: 05 August 2019 13:42
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Y/8/19/HH

Y/8/19/HH

The proposal is for a single storey side extension which will be joined to an existing garage within the curtilage of the house known as Hazel Cottage. Proposed works include the conversion of the existing garage to habitable use along with an extension to the side of the property, and rear of the garage.

Whilst separate from Hazel Cottage, the garage is attached to a neighbouring property. This property, Twelfth of Never, is a listed building, and therefore a designated heritage asset. Another listed building adjoins the Twelfth of Never (Coachmans Cottage). Hazel cottage is also identified by the council as a Locally Listed Building or Structure of Character.

The Twelfth of Never is identified as an 18 Century cottage. It is two storeys, with Casement/sash windows. It is faced with flints with brick dressings and quoins, all now painted. There is a thatched roof. The property fronts on to the street and is physically attached to the garage structure in question. The garage is an attractive flint structure, with a clay tied roof. Its character is similar to that of the listed building; a small, simple structure, constructed using vernacular materials. It is also reflective of other buildings in the local area.

Hazel Cottage is an attractive two storied building that is rendered with a mixture of sash and casement windows. The principal elevation appears to face east, overlooking the associated amenity space. It appears on the first OS map of 1875-90, with a building also present on the tithe map. The garage appears to form part of the Twelfth of Never, on the earliest OS map.

Coachman's Cottage is a C16 timber-framed building with painted brick infilling and diagonal braces on first floor. The roof is thatched, and the windows are casement in style. It is two storeys.

Together the three buildings form an attractive group and are considered to be of historic and aesthetic (fortuitous) significance. Development here should also ensure that it reflects the established character of the buildings.

The level of works identified are significant, the proposal affects the roof of the garage and would result in a significant flat roof building, along with a large glazed lantern. Such a proposal could potentially affect how the rear elevation of the listed building is appreciated.

The proposal to convert the garage itself is generally acceptable in principle as such an alteration will not harm the significance of the structure or the neighbouring listed building.

The proposal sees the removal of the existing opening and the insertion of two dormers on the elevation facing on to the street. The use of flint, whilst acceptable will remove all traces of the existing opening, along with historic fabric, with the removal of the brick quoining, which is unfortunate. The dormers would also alter the appearance of the existing simple structure so that it appears more residential in character than it previously was.

I note from looking at the existing flint work that it is very attractive. The lower section containing larger, coursed, knapped flints with limited mortar on view, and the other element contains smaller, coursed flints with a pleasant galletting detail. This would need to be reflected in any final scheme. As a consequence, the quality of the flint would have to be high in order to mitigate the loss of the opening. This would involve the submission of a sample panel so that the quality of the materials/craftsmanship can be approved. I also note that brick quoining would have to be provided on the boundary of the existing opening with the neighbouring Listed Building in order to reflect the character of the garage building and form part of a pleasant new flint wall.

Reference is made to the fact that the windows will match the existing ones. Does this mean that they will reflect those in Hazel Cottage, or the Twelfth of Never? It is considered that the proposed windows would have to be of a traditional design and construction so as to reflect the neighbouring listed building. If minded to approve the application, details of the joinery will need to be approved by the LPA.

Further, it is assumed that the existing pitched roof will not be altered in anyway in order to accommodate the proposed use i.e. raised. Any works which would raise the external height of the roof could cause harm, and not be supported.

The size of the extension is of concern, but if it is to be lower than the existing boundary wall, and set back from it, its impact should be reduced. I also note that revised plans indicate that the previously suggested roof lantern is to be replaced with flush roof lights. Such alterations are considered to be improvements, and therefore acceptable.

I should also point out that if any of the existing boundary treatment is affected by this proposal, listed building content may be required (if they are considered by the L:PA to be curtilage listed).

The method of construction would have to be carefully considered so that the structure of the boundary wall/neighbouring listed building is not affected. It may be the case that additional information is provided to ensure that the wall will not be negatively affected during the construction of the extension (I would also assume that this is a party wall issue for both the applicant and the owner of the neighbouring property).

At present, 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). The level of harm is considered to be on the lower end of the scale.

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 section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

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