

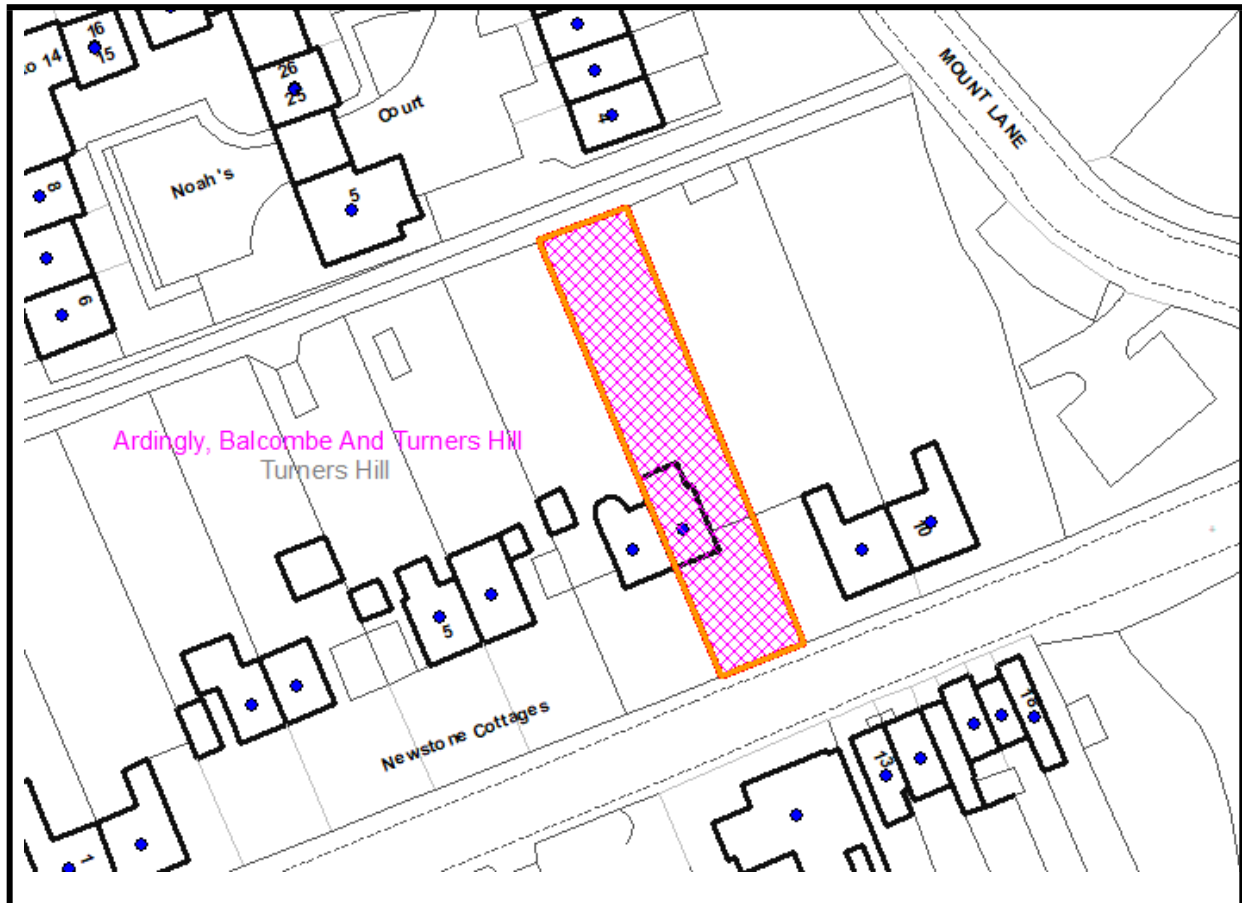
Planning Committee



Recommended for Refusal

10th July 2025

DM/25/1249



©Crown Copyright and database rights 2025 Ordnance Survey 100021794

Site:	8 Newstone Cottages East Street Turners Hill Crawley West Sussex
Proposal:	Proposed garage and rear side extension to provide cloakroom and bedroom.
Applicant:	Mr Barry Liles
Category:	LBC Alterations
Target Date:	9th July 2025
Parish:	Turners Hill
Ward Members:	Cllr Jenny Edwards / Cllr Gary Marsh /
Case Officer:	Caroline Grist

--	--

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SW77W1KT07E00>

1.0 Purpose of Report

- 1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for listed building consent as detailed above.

2.0 Executive Summary

- 2.1 This application seeks listed building consent for a garage and rear and side extension, to provide a cloakroom and bedroom, at 8 Newstone Cottages, East Street, Turners Hill.
- 2.2 Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the National Planning Policy Framework.
- 2.3 It is considered that, whilst the proposed garage would be acceptable, the special interest of the listed building would be harmed by the proposed side and rear extension. The scale, form and design of this extension would result in an unsympathetic addition to the dwelling that, with the existing conservatory, would result in an overbearing impact to the host dwelling. The harm is considered to be less than substantial and thus para 215 of the NPPF applies.
- 2.4 In this case there are not considered to be any material public benefits resulting from the development that would outweigh the identified harm as the proposal would result in a private benefit and the continued viable use of the building as a residential dwelling is not dependant on the proposal as the building has an ongoing residential use.
- 2.5 The proposal is therefore considered to be contrary to the requirements of policy DP34 of the Mid Sussex District Plan, policy THP7 of the Turners Hill Neighbourhood Plan, the requirements of the NPPF and Section 16 of the Listed Building and Conservation Area Act 1990.
- 2.6 It is therefore recommended that listed building consent should be refused.

3.0 Recommendation

- 3.1 It is recommended that permission is refused for the reason outlined at Appendix A.

4.0 Summary of Representations

- 4.1 No representations have been received in response to this application.

5.0 Summary of Consultees

5.1 Conservation Officer

The extension as shown is in my opinion harmful to the special interest of the listed building and the character and appearance of the Conservation Area. This will fail to meet the requirements of District Plan policies DP34 and DP35. The proposal is also contrary to the requirements of the Council's adopted Design Guide, in respect of the Design Principles relating to extensions to existing buildings.

6.0 Parish Council Observations

- 6.1 The Parish Council confirmed its continued support for the application, noting that it had previously resolved to support it. The Council agreed to uphold this position and raised no objection.

7.0 Introduction

- 7.1 This application seeks listed building consent for a garage and rear and side extension to provide cloakroom and bedroom at 8 Newstone Cottages, East Street, Turners Hill.
- 7.2 This application is before committee as it has been called in by the local ward member, Cllr Marsh, and has been seconded by Cllr Gibson.

8.0 Relevant Planning History

TH/014/97 - New driveway and crossover. Permitted.

02/00762/LBC - Erection of a single storey timber framed glazed conservatory upon a dwarf wall. Permitted.

02/00763/FUL - Erection of a single storey timber framed glazed conservatory upon a dwarf wall. Permitted.

04/00707/FUL - New garden wall. Permitted.

DM/20/3326 - Proposed erection of a garage adjacent to house. Permission.

DM/20/4462 - Replacement windows. Permission.

DM/24/2910 - Proposed single storey side extension with linked access from main dwelling to provide ground floor cloakroom with additional reception/bedroom accommodation. Withdrawn.

DM/24/2911 - Proposed single storey side extension with linked access from main dwelling to provide ground floor cloakroom with additional reception/bedroom accommodation. Withdrawn.

DM/25/0510 - Proposed garage and rear side extension to provide cloakroom and bedroom. Withdrawn.

DM/25/0511 - Proposed garage and rear side extension to provide cloakroom and bedroom. Withdrawn.

DM/25/1248 - Proposed garage and rear side extension to provide cloakroom and bedroom. Pending consideration.

9.0 Site and Surroundings

- 9.1 8 Newstone Cottages is a Grade II listed, semi-detached, two storey dwelling. It is constructed of stone, with white render and black timber detailing at the first floor level, a plain tile roof and casement windows. There is a deep garden to the front of the house and a gravel vehicular access to the side of this. The dwelling also benefits from a conservatory to the rear.
- 9.2 The application property is located within the built up area of Turners Hill and is within the Turners Hill Conservation Area. Neighbouring dwellings are located to the north, east and west whilst the public highway is to the south.

10.0 Application Details

- 10.1 Planning permission is firstly sought for a detached garage, which would be positioned some 1.8 metres from the side elevation of the dwelling. It is to be some 3.5 metres wide, 5.7 metres deep and positioned adjacent to an existing boundary wall. A hipped roof is proposed that would measure approximately 2.5 metres to the eaves and 4.3 metres to the ridge. The garage is to be finished in materials to match the host dwelling.
- 10.2 It is also proposed to construct a single storey extension, behind the garage, which would connect to the existing rear conservatory. The extension would contain a bedroom and cloakroom. The addition would have a staggered width, with a minimum width of some ~~be some~~ 5.3 metres and maximum of 5.6 metres. A flat roof design is proposed that would have an overall height of approximately 3.2 metres.
- 10.3 The elevations of the extension are to be rendered, with the rear elevation having brick facing along the bottom. It is also proposed to include sandstone quoins, to match the exiting building as well as stone saddleback coping.
- 10.4 This application follows on from previously withdrawn applications in 2024 for a single storey side extension (DM/24/2910 & DM/24/2911) and in 2025 for a detached garage and single storey side and rear extension (DM/25/0510 & DM/25/0511). Both of these applications were withdrawn due to concerns raised by the Conservation Officer and Planning Officer. These related to the principle of a side extension, its scale, including in relation to the existing conservatory, as well as the form and design of the addition.
- 10.5 An associated application for full planning permission is also being considered under reference DM/25/1248.

11.0 Legal Framework and List of Policies

- 11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 11.2 Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

'In dealing with such an application the authority shall have regard to:

a) The provisions of the development plan, so far as material to application,

- b) Any local finance considerations, so far as material to the application, and
c) Any other material considerations.'*

11.3 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes 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.'

11.4 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.

11.5 Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

11.6 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Development Plan Document (DPD) and the Turners Hill Neighbourhood Plan.

11.7 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

11.8 The District Plan was adopted at Full Council on 28th March 2018.

Relevant policy:

DP34 - Listed Buildings and Other Heritage Assets

Site Allocations DPD

11.9 The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Neighbourhood Plan

11.10 The Turners Hill Neighbourhood Plan was formally made on 24th March 2016.

Relevant policy:

THP7 - Building Extensions & Infill Development

Other Legislation

- 11.11 Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

- 11.12 The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policy:

DPB2 - Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

- 11.13 The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

- 11.14 The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 8 sets out the three objectives to sustainable development, such that the planning system needs to perform an economic objective, a social objective and an environmental objective.
- 11.15 Paragraph 12 of the NPPF states '*The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*'
- 11.16 Paragraph 39 of the NPPF states '*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure*

developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

- 11.17 With specific reference to decision-taking paragraph 48 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Guidance

12.0 Assessment

- 12.1 It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Impact on the listed building; and
- Planning Balance and Conclusion.

Impact upon the listed building

- 12.2 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.'*

- 12.3 Policy DP34 of the District Plan is relevant to listed buildings and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric'.*

- 12.4 Paragraph 212 - 215 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

12.5 Policy THP7 of the Turners Hill Neighbourhood Plan is also relevant and states:

'Building extensions and infill development which require planning permission will be permitted where they meet the following criteria:

- *The scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement.*
- *The development is designed to preserve or better reveal the features that contribute to any significance of the building or surrounding area as a heritage asset, including listed buildings, the Turners Hill Conservation Area or non-designated heritage assets.*
- *Spacing between buildings would respect the character of the street scene.*
- *Gaps which provide views out of the village to surrounding countryside are maintained.*
- *Materials are compatible with the materials of the existing building where applicable, and adjoining properties in all circumstances.*
- *The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

12.6 Principle DG11 of the Mid Sussex Design Guide states in part that *'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they*

should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.'

- 12.7 The application relates to a Grade II listed, semi-detached dwelling. It is one of five pairs of similar properties that form a group to the north of East Street, within the Turners Hill Conservation Area. These cottages are of a modest scale and design and form part of a planned layout dating from 1919. They are arranged in pairs, regularly spaced around a central front garden area, creating a formal, symmetrical composition.
- 12.8 This application follows on from previously withdrawn applications in 2024 for a single storey side extension (DM/24/2910 & DM/24/2911) and in 2025 for a detached garage and single storey side and rear extension (DM/25/0510 & DM/25/0511). As the works would relate to a listed building the Conservation Officer has commented on the proposal. Full details of her comments are set out in Appendix B of the report.
- 12.9 Listed building consent is firstly sought for a detached garage building to the side of the house. A number of similar detached garages have been granted planning permission to other properties of Newstone Cottages, including to the application property, although this has not been constructed. Issues relating to the design of the garage, raised under the previously withdrawn scheme, have been addressed and it is considered that this aspect of the proposal would be acceptable in design and heritage terms.
- 12.10 Consent is also sought to construct a single storey extension. This is to connect to the existing conservatory, at the rear of the building, and would extend to the side boundary. Its position and footprint remain the same as the previously submitted and withdrawn scheme. As set out in the Conservation Officer's comments, concern remains regarding the scale of this position. This is particularly the case as the modest scale of the building is considered to be an important characteristic of this listed building. Your Officers agree with these concerns and consider that the combination of the existing conservatory extension and the proposed addition is such that it is considered to have an overbearing impact, in terms of scale and bulk, to the original, modest cottage. Furthermore the extensions would appear visually prominent, particularly when viewed together, in relation to the host dwelling and from public viewpoints. Whilst the garage would provide a level of screening from wider views, there is no guarantee that it will be constructed and no planning mechanism to secure it. As set out under principle DG49 of the Design Guide, extensions should allow the original building to remain the dominant element of the property. Given the footprint of the original house and the existing conservatory, which is deeper than the kitchen, it is considered that the combined scale of these additions would be harmful to the listed building.
- 12.11 The design of this extension has also remained essentially the same as the previously withdrawn application. It has retained a solid form and flat roof design. It remains the view that the proposed extension would not appear sympathetic to the original building which has a hipped roof or the lightweight, hipped roof conservatory. Additionally it is considered that the juxtaposition of the proposed addition to the existing building would appear awkward and jarring. All of these factors are considered harmful to the listed building. It is acknowledged that changes have been made from the previous application, however the inclusion of French doors and rendered panels to the rear would not overcome the concerns to the bulk and form of this extension. The use of rendered panels is also not

consistent with the materials found on the host dwelling nor does the proposed fenestration relate appropriately to the original house.

- 12.12 Consideration should be given to the wider impacts of the proposal. The application property forms one of group of listed buildings (1 – 10 Newstone Cottages) which are arranged in a formal, symmetrical arrangement. The Conservation Officer has advised that the symmetry and consistency of this group of buildings is considered to make an important contribution to this group of listed buildings, as well as to the individual buildings. Whilst extensions have been undertaken to a number of these houses, none sit the full width of the plot. Furthermore care has been taken to ensure that they remain subordinate to the original buildings and the majority are light weight, glazed additions. Within the Conservation Officer's response additional commentary has been provided on these extensions, demonstrating a consistency in approach. It is therefore advised that, in this context, the proposed extension would detract from the consistency of this group of buildings, which is important contributor to their special interest. Your Officers agree with these concerns.
- 12.13 It is therefore concluded that the scale, form and detailing of the proposed rear and side extension would result in an unsympathetic addition to the dwelling that, with the existing conservatory, would result in an overbearing impact to the host dwelling. As such there would be a harmful impact to the special interest of the listed building. The Conservation Officer has identified that this harm would be less than substantial.
- 12.14 Where the harm would be less than substantial, in terms of the NPPF, the criteria set out in paragraph 215 of that document would apply. This states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*' This is the balancing exercise that must be undertaken by the decision maker, ensuring that considerable importance and weight is given to the less than substantial harm to the heritage asset that has been identified.
- 12.15 It should be noted that the National Planning Practice Guidance states that a public benefit 'should not just be a private benefit'. The property remains in its original use, as a dwelling, and is not considered to be currently at risk. Whilst the applicant's situation is acknowledged, and that the proposed extension would enhance the living accommodation within the building, this is a private benefit and does not fall to be considered in the balance. Furthermore, the continued viable use of the building as a residential dwelling is not dependent on the proposal as the building has an ongoing residential use that would not cease in its absence. As no public benefits have been identified that would outweigh the harm identified in heritage terms, the proposal would fail the assessment within the NPPF and would not comply with policy DP34 of the Mid Sussex District Plan, policy THP7 of the Turners Hill Neighbourhood Plan and the NPPF.

13.0 Planning Balance and Conclusion

- 13.1 Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.

- 13.2 Listed building consent is sought to construct a garage and a rear and side extension to 8 Newstone Cottage. Whilst the proposed garage is considered to be acceptable, it is considered that the special interest of the listed building would be harmed by the side and rear extension. The scale, form and design of this extension would result in an unsympathetic addition to the dwelling that, with the existing conservatory, would result in an overbearing impact to the host dwelling. The harm is considered to be less than substantial and thus para 215 of the NPPF applies.
- 13.3 In this case there are not considered to be any material public benefits resulting from the development that would outweigh the identified harm as the proposal would result in a private benefit and the continued viable use of the building as a residential dwelling is not dependant on the proposal as the building has an ongoing residential use.
- 13.4 The proposal is therefore considered to be contrary to the requirements of policy DP34 of the Mid Sussex District Plan, policy THP7 of the Turners Hill Neighbourhood Plan, the requirements of the NPPF and Section 16 of the Listed Building and Conservation Area Act 1990.
-

APPENDIX A – RECOMMENDED CONDITIONS

Conditions

1. The proposed rear and side extension, due to its scale, form and design, would result in an unsympathetic addition to the dwelling that, with the existing conservatory, would result in an overbearing impact to the host dwelling. As such there would be an harmful impact to the special interest of the listed building. The harm is considered to be less than substantial and thus para 215 of the NPPF applies. In this case there are not considered to be any material public benefits resulting from the development that would outweigh the identified harm. The proposal is therefore considered to be contrary to the requirements of policy DP34 of the Mid Sussex District Plan, policy THP7 of the Turners Hill Neighbourhood Plan, the requirements of the NPPF and Section 16 of the Listed Building and Conservation Area Act 1990.

Informatives

1. In accordance with Article 35 Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Floor and Elevations Plan	40324-04	A	14.05.2025
Existing Floor and Elevations Plan	40324-01		14.05.2025
Location Plan	40324-05		14.05.2025
Proposed Elevations	40324-05		16.05.2025

APPENDIX B – CONSULTATIONS

Conservation Officer

8 Newstone Cottages is one half of a pair of semi-detached Grade II listed cottages, forming part of a planned development of 5 similar pairs located to the north side of East Street, within the Turners Hill Conservation Area. The cottage pairs, which date from 1919, were modestly scaled and designed in an Arts and Crafts style with faux timbered first floor elevations above snecked rubble masonry at ground floor, and hipped Horsham stone slab roofs. The development has a formal, symmetrical composition with cottage pairs set in a wide, shallow U around a central front garden area. Nos. 7 and 8 are the mirror image of nos. 3 and 4 to the west. The symmetry and the consistency of the group of buildings are important contributors to their special interest, which is based in part on group as well as individual value. The modest scale of the individual cottages is a further important characteristic.

The current proposal, which follows on from the withdrawal of two previous applications for additions to the side and rear of the building following adverse officer comments, is for a detached garage building to the side of the house, and to the rear corner behind this, and attached to an existing rear conservatory addition, a single storey rear/side addition. The current proposal is very similar to the most recent withdrawn scheme (DM/25/0510) with the principal exceptions of minor amendments to the rear elevation of the addition and an adjustment to the roof form of the garage.

The proposed garage is not considered contentious in principle - similar proposals to other properties within the group have been recently granted consent. A previous issue with a lack of symmetry to the façade and roof form of the building has been addressed. This aspect of the proposal is now considered acceptable

During discussions around the original, withdrawn scheme for a side extension to the house itself (which was considered contentious in principle) (DM/24/2911) we considered the possibility of a modest side addition to the existing rear conservatory, to allow for the provision of bathroom facilities at ground floor level. However the current proposal, as for the most recently withdrawn scheme sits, in combination with the existing conservatory addition, across the full width of the plot. The combined footprint of the two would result in an inappropriate relationship of scale and bulk between the original, modest, cottage and the additions to it. These extensions would also be inappropriately visually prominent in particular in views from the rear. The amendments to the rear elevation of the extension under the current proposal, to introduce rendered panels (render is not found in this form elsewhere on the house) and to introduce a set of French windows do not overcome the objections previously raised to an addition of this bulk and form, and the flat roofed form, which is not considered appropriate to the context, is retained.

The proposal also raises concerns in terms of the group value of 1-10 Newstone Cottages- although there are variety of extensions present to the rear of some of the buildings, care has been taken to ensure that these remain appropriately subordinate to the original buildings. None sit at the full width of the plot, and the majority are light-weight, glazed additions. In this context, the current proposal is out of place, and would detract from the consistency of the group as a whole, which is an important contributor to their special interest.

In my opinion, the current proposal at no. 8 unfortunately therefore raises a number of concerns in terms of the impact on the special interest of the listed building and the character and appearance of the Conservation Area:

- The scale of the addition is in my opinion excessive, particularly when viewed in combination with the existing conservatory to which it is attached. The cumulative impact would be such that the additions would appear overbearing in terms of the original, modest footprint of the cottage. In my opinion, the maximum additional footprint which could possibly be supported in terms of a new extension to the side of the conservatory would be approximately half that which is currently shown.
- The form of the addition, of a solid block with a flat roof, is not sympathetic to the original building, which has hipped roofs or to the adjacent conservatory, which is a light weight addition also with a hipped roof. The juxtaposition of the proposed addition to the existing building is awkward and jarring for this reason.
- The detailed design of the addition, including the treatment of the rear elevation, is also not sympathetic to the host building- neither the proposed materials as shown nor the fenestration relate appropriately to the original detailing to the original house.

For these reasons the extension as shown is in my opinion harmful to the special interest of the listed building and the character and appearance of the Conservation Area. This will fail to meet the requirements of District Plan policies DP34 and DP35. The proposal is also contrary to the requirements of the Council's adopted Design Guide, in respect of the Design Principles relating to extensions to existing buildings.

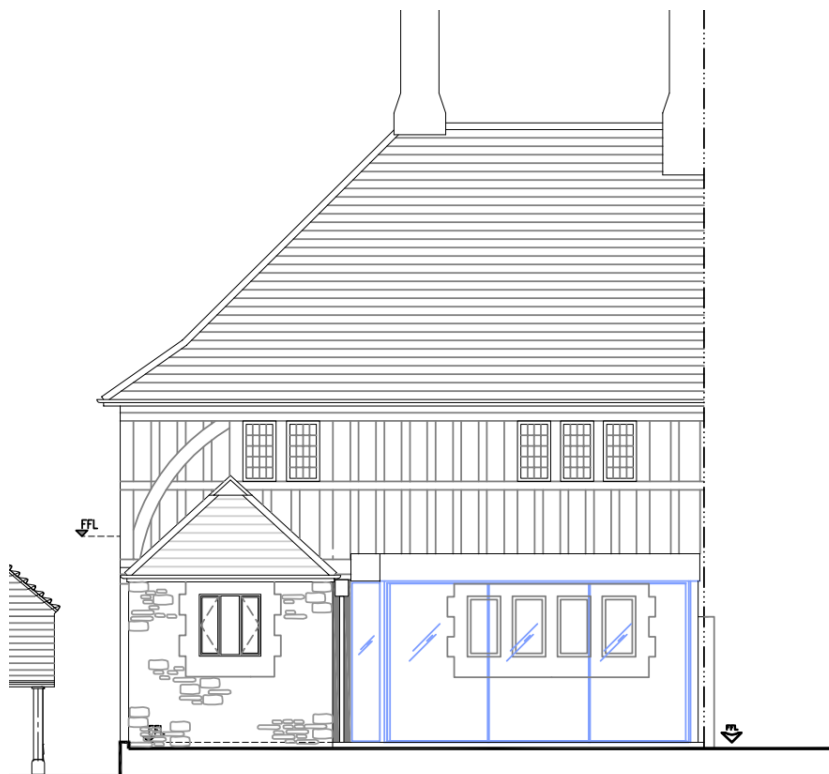
Following recent discussions relating to the context of the site and of the current proposal, I am adding below a brief summary of other recent permissions for rear extensions to the other properties within the Newstone Cottages group. This should demonstrate that the current proposal is inconsistent with these approvals, which in most cases were achieved following discussions with Officers resulting in sometimes significant amendments to the form and design of the proposed extensions.

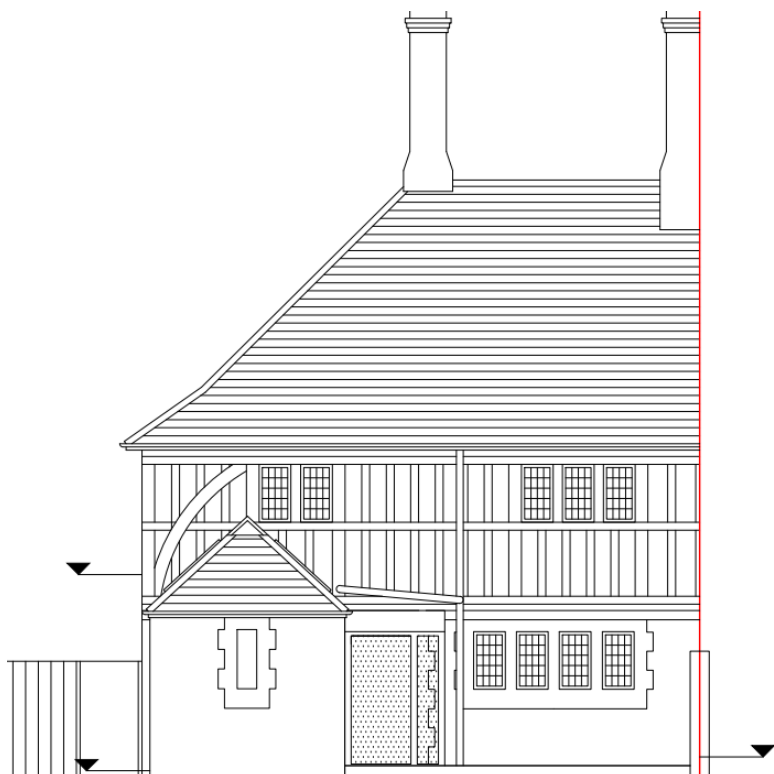
1 Newstone Cottages

Planning permission and listed building consent were granted here in 2015 for a replacement single storey rear conservatory- this is attached to an existing original rear workshop wing which the outer pairs of cottages (1&2, 9&10) benefit from. It was lightweight, and left a considerable portion of the original rear elevation of the house exposed.

2 Newstone Cottages

As at no. 1, this cottage has the original attached rear workshop wing. Planning permission and listed building consent were granted in 2018 for a rear infill extension sitting across the rear elevation of the building adjacent to the workshop (DM/18/1862). This had the form of a lightweight glazed box, which allowed clear views through to the retained rear elevation of the house. In the event, this was not built out but a further permission for a smaller glazed lobby between the house and the workshop was granted consent. Both applications had involvement from Officers to ensure that the form and detailing were appropriate to the context.



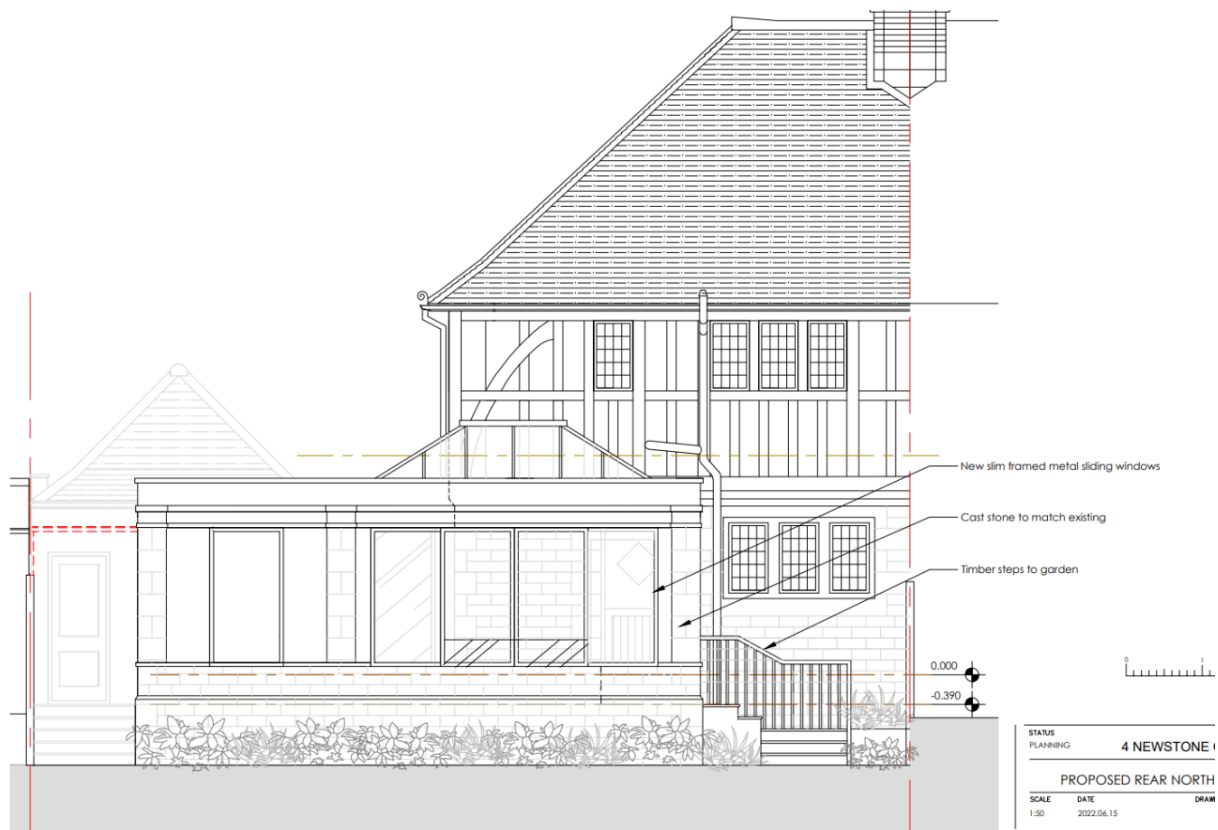


4 Newstone Cottages

Planning permission and listed building consent were recently granted at no. 4 Newstone Cottages for an offset extension to the rear of the property (DM/22/2540). However this addition was smaller in scale than the proposal as submitted under the current application at no. 8 (when viewed in combination with the existing conservatory extension to this property), did not sit across the full width of the plot (or indeed the rear elevation of the house), was largely glazed across the rear elevation and had a large roof lantern.

This approval was achieved after lengthy discussions at pre-application and application stage to ensure that the addition was appropriately subordinate to the house, and of an appropriate form and lightweight elevational treatment, whilst also meeting the applicant's requirements.

Please see the approved rear elevation below:



9 Newstone Cottages

Planning permission and listed building consent were granted in 2023 for a detached garage and a single storey glazed infill to the side of the existing rear workshop wing. As at no. 2, this permission was for a lightweight glazed extension which allowed views through to the retained rear elevation of the house, and again, the eventual approval followed amendments made on Officer advice. As it turned out, the extension was unfortunately not built according to the approved plans, with issues particularly with the height of the addition, the heaviness of the fascia, and the prominence of the rooflight. These have now been resolved and a further permission granted (DM/25/1049), which returns the appearance of the extension to being very similar to the original approval. This was as a result of a further period of negotiation, during which the extension remained incomplete.



REAR ELEVATION
PROPOSED

It is my opinion, based on the above summary of the recent planning history of the other properties within the group at Newstone Cottages, that an approval at no. 8 would not only be harmful in built heritage terms, but would also be both inconsistent with the Council's previous approach to similar applications, but very difficult to justify were questions to be raised by neighbouring owners.