
Appeal Decisions

Site visit made on 4 August 2020

by AJ Steen BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 October 2020

Appeal A Ref: APP/D3830/W/19/3243528

2 The Cottage, Park Road, Slaugham, West Sussex RH17 6AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms Olivia Lyne against the decision of Mid Sussex District Council.
- The application Ref DM/19/3181, dated 6 August 2019, was refused by notice dated 1 October 2019.
- The development proposed is the construction of third bedroom over existing extension.

Appeal B Ref: APP/D3830/Y/19/3243527

2 The Cottage, The Green, Slaugham, West Sussex RH17 6AQ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Ms Olivia Lyne against the decision of Mid Sussex District Council.
 - The application Ref DM/19/3182, dated 6 August 2019, was refused by notice dated 1 October 2019.
 - The works proposed are the construction of third bedroom over existing extension.
-

Decisions

1. Appeal A and appeal B are dismissed.

Preliminary Matters

2. In determining this appeal involving a listed building located within a conservation area, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issues

3. 1 and 2 The Cottage is a Grade II listed building within Slaugham Conservation Area. Consequently, the main issues in both appeals are whether the proposed works and development would preserve the listed building or its setting or any features of special architectural and historic interest (or significance) which it possesses and whether the character or appearance of the conservation area would be preserved or enhanced.

Reasons

4. 2 The Cottage comprises one of a modest pair of two storey semi-detached red brick cottages of simple form set within a substantial garden. It has been

extended to the side and rear through its history in a way that retains its modest form and size. This includes the existing single storey rear extension set slightly in from the side elevation of the original building and with a catslide roof, a traditional way to extend that contributes toward an understanding of the history of the building. It is the modest size and simple form that provides the significance of the dwelling as a heritage asset.

5. The building is approached along Park Road from St Mary's Church, toward the end of the built up area of The Green within Slaugham Conservation Area. The significance of the Conservation Area is derived from the variety of historic styles of development that results in an eclectic and attractive group of buildings to which 2 The Cottage contributes.
6. There is a gap between the side of the building and the outbuilding adjacent to the property boundary. A mature yew tree is located in that gap. The tree, outbuilding and neighbouring property are set further back from the road than the dwelling. As a result, the side elevation of this dwelling is particularly prominent in views along Park Road.
7. The proposal would replace the catslide roof to the rear of the dwelling with an additional floor of accommodation and a gabled roof to the rear. It would be constructed in materials that reflect those of the existing building. Nevertheless, taking account of its first floor location and external appearance, it would dominate the rear elevation of the pair of semi-detached properties in terms of its size and appearance.
8. The proposed extension would be visible from The Green, albeit obscured by the yew tree, visibly enlarging the building such that it would no longer appear as such a modest dwelling. This would also disrupt the relationship with the nearby buildings as the size of the resulting dwelling would make it more dominant in this prominent position. It would therefore fail to preserve or enhance the character or appearance of the Conservation Area. As a consequence of all these matters, the works and development proposed would harm the significance of the building as a heritage asset.
9. For these reasons, I conclude that the proposed works and development would not preserve the listed building or features of special architectural and historic interest which it possesses and would not preserve or enhance the character or appearance of the Conservation Area. As such, the works and development would be contrary to Policies DP34 and DP35 of the Mid Sussex District Plan, Policy 4 of the Slaugham Neighbourhood Plan and paragraphs 189-194 of the National Planning Policy Framework (the Framework). These seek to protect listed buildings, including their historic form, scale and significance. In addition, they require development proposals to conserve or enhance the special character and appearance of the Conservation Area.
10. The harms identified would be less than substantial. Nevertheless, and in accordance with paragraph 196 of the Framework, this is a matter to which I accord considerable importance and weight. The only benefit in this instance is the provision of a single bedroom to this dwelling, that would provide more versatile accommodation and help ensure the future of the building. Nevertheless, this is largely a private rather than public benefit to the occupiers of the dwelling. Consequently, the public benefit is minimal and cannot outweigh the identified harm to the listed building and conservation area.

Conclusion

11. For the reasons given above and taking all matters into account, I conclude that the works and development would be contrary to the relevant policies of the District Plan and there are no material considerations of such weight as to warrant a decision other than in accordance with the aforementioned District Plan. Consequently, the appeals should be dismissed.

AJ Steen

INSPECTOR