

DEMOLITION OF EXISTING GARAGE AND SINGLE STOREY
ENTRANCE/CLOAKROOM TO ANNEXE. ERECTION OF DETACHED
GARAGE/GARDEN STORE, ONE AND A HALF STOREY EXTENSION AND
REPLACEMENT WINDOWS AND DOORS TO ANNEXE. REPLACEMENT VEHICLE
ENTRANCE GATES AND TIMBER FENCE TO PART OF SOUTHERN BOUNDARY.

OBJECTION RECEIVED 18.3.21 & RESPONSE

We respectfully offer the following response, noting the unsubstantiated and factual misrepresentation of various aspects raised in their comment. We recognise the following Authority's responses all favouring the proposed scheme, and in particular:

A. Conclusions made in the Heritage statement:

- "6.1. The Green Cottage is a Grade II listed building of high heritage significance however the curtilage listed, mid-20C Annexe does not hold heritage significance.
6.2. It appears that the proposals have been sensibly considered and respect the character, appearance and setting of the listed building. The design and layout of the scheme has been carefully developed to take account of the significance of the building as well as the needs of the occupants. The use of high quality materials and finishes will help to ensure that the proposals are visually successful. Proposed conservation repairs will contribute to the continued care of the historic significance of the building and its curtilage and setting
6.3. Overall, it is believed that the proposals will preserve the significance of the heritage asset and will contribute towards the continued use and enjoyment of the Grade II listed building."

B. County Archaeologist

"In view of the small scale of the proposals I would not raise any archaeological issues"

C. Historic England

"On the basis of the information available to date, we do not wish to offer any comments. It is not necessary for us to be consulted on this application again, unless these are material"

D. Coastal Partners

"Coastal Partners have no objection in principle to make"

Applicant's response to comments:

1. *'Coastguard Cottages are an enclosed heritage environment dating from 1865. The proposed garage and annexe will dominate the north east skyline from the cottages by its height above the boundary wall, and detract from the heritage environment. It will dominate the Coastguard cookhouse (adjacent building outbuilding).'*

- a. The location and design of the garage and annexe works proposed has been carefully considered to minimise impact on both The Green Cottage (Grade II listed building late 16th century) and the neighbouring properties.

b. The tall boundary wall between The Green Cottage and Coastguard cottages is some 2.6m high, clearly illustrated elevation drawings 6 & 7, with the chimney building seen on the boundary wall peaking at 5.5m high. The Coastguard Cottages will continue to dominate the skyline under this proposal. The eaves of the proposed garage are well below the top of wall level, with the garage structure set at least 1.2m from the boundary wall and the roof being fully hipped, sloping away from the boundary wall, with its ridge lower than the more dominant non-residential chimneyed building on the boundary. Furthermore, a shallow pitch slate roof of 30 degrees is proposed versus a clay tile roof which would require a steeper roof pitch in excess of 40 degrees, considerably increasing its height.



BOUNDARY WALL BETWEEN THE GREEN COTTAGE & COASTGUARD COTTAGES, ADJACENT OUTBUILDING WITH CHIMNEY.

c. The garage is designed to appear as a traditional outbuilding and will be similar to the recent single storey kitchen/family room addition nearing completion. The proposed works are planned to harmonise with neighbouring buildings and the historic character of Green Cottage, with particular regard to scale and materials. The facing materials proposed for the Annexe and Garage reflect the historic character of the area, face brick, plain clay tiles and slate and timber board. These are materials all considered appropriate in the Chichester Harbour AONB.

d. The site is to the north of Coastguard Cottages, no over shadowing will be created.

e. The works proposed will not dominate nor have any adverse impact upon Coastguard Cottages. In fact all neighbouring properties are dominant in height and overlook the curtilage of Green Cottage, with the proposed garage further away from Coastguard Cottages than the garage to be demolished. The act of demolishing both the existing flat roof garage and elements of the Annexe as outlined, with re-building as proposed, all add further distance between the boundary wall and neighbouring properties.

2. *'The owners are concerned the groundworks of the garage and traffic on the drive will undermine the structural integrity of the boundary wall, which is owned by the freeholders of Coastguard Cottages. Drawing 8B site plan gates and fence is incorrect in that there are outhouses abutting the boundary wall in each garden, not just the few illustrated'.*

a. At the narrowest point to the boundary, the proposed garage is some 1.2m away from the Coastguard Cottages boundary wall and will be specifically detailed to negate any issues regarding the structural integrity of the boundary wall. The existing detached garage is situated closer to the wall than the proposed, which has posed no challenges to the wall's structural integrity in the decades that it has stood.

b. The drive has been in existence for over 65 years. During this time, multiple construction events have taken place, some substantially larger than the one proposed, none causing reported issues to the wall's structural integrity, or requiring consequential repairs (including routine maintenance) to have been made. Vehicles use the shingle drive at very low speed and the majority of the drive is some 1.6m to 2.4m from the Coastguard Cottages boundary wall.

c. The site plan has been prepared based in part on Ordnance Survey information. The existence of additional Coastguard Cottages outbuildings not shown by Ordnance Survey does not alter the planning criteria for application determination.

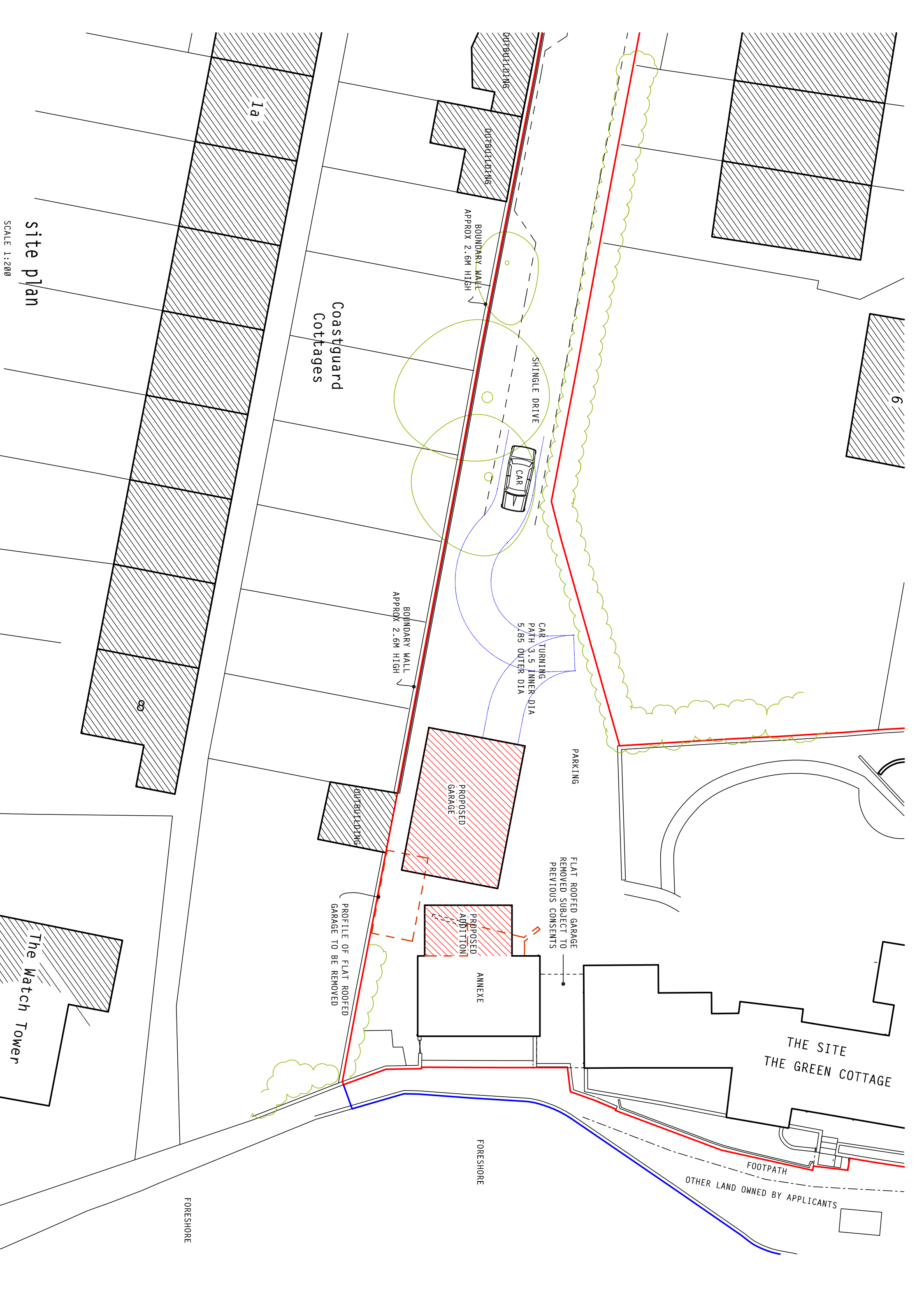
d. Concern regarding the effect the works will have upon the boundary wall is unsubstantiated and unfounded.

3. *'The owners would be grateful for a visit from the planning authority, to view the impact of the proposed garage and annexe extension, from Coastguard Cottages'.*

a. Notwithstanding the substantial volumes of information already available, (the photographic, Design & Access and Heritage statements and notes from previous Authority site visits), all supporting a positive outcome regarding the previous related case; if considered appropriate and necessary, a site inspection to view from both Coastguard Cottages and The Green Cottage can be accommodated, subject to adherence of Covid-19 safe protocols.



29.03.21



site plan

SCALE 1:200