HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Frylands, Frylands Lane, Wineham
DESCRIPTION:	Erection of a single storey rear extension with minor internal alterations. Replacement of existing detached store with a garage and garden store.
REFERENCE:	DC/24/0537 and DC/24/0538
RECOMMENDATION:	~~Advice /~~ No Objection ~~/ Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

Frylands is a grade 2 listed building located in a rural location on the southern side of Frylands Lane. It is considered that the significance of the building relates to the historic fabric of the building, and its character as a historic farmstead.

The application seeks to agree a number of alterations including enlarging the opening between the lobby and utility room, and to remove the corner studwork wall. It would not be considered that these works would result in harm to the special interest of the listed building.

The proposal also seeks to remove the infill panels to the timber frame to extend the kitchen space through the construction of a single storey extension. It is noted that the extension would be in a similar position to an earlier outshot, and that the timber corner post would be retained. Although the extension would result in the loss of some historic material it is not considered that it would result in such harmful change as to affect the buildings historic interest as a whole.

The application also relates to the construction of a timber framed garage and store to replace a stable building. Although it would normally be suggested that a more traditional pitch is constructed, in this instance, due to the buildings location and the layout of the wider farm buildings the lower pitch retains the character of the building as a subservient domestic structure that compliments and does not compete with an appreciation of the main house.

ANY RECOMMENDED CONDITIONS:

LB01 Samples of External Materials and Finishes

Pre-Commencement Condition: Prior to relevant work beginning to the proposed garage and garden store, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence for the rear extension until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new windows, and external doors.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

iv) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters

c) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

INFORMATIVE Unexpected Features	
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	22.04.2024