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# St Margarets Church, The Green, Rottingdean

**BH2022/01500**



**Brighton & Hove  
City Council**

# Application Description

- Erection of two storey extension to north elevation
- Clad in flint stone, with quoin details and a red tile roof to match the existing roof
- The extended space would provide for church and community activities.

# Existing Location Plan



51

EX-001



# Aerial photo(s) of site



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# 3D Aerial photo of site



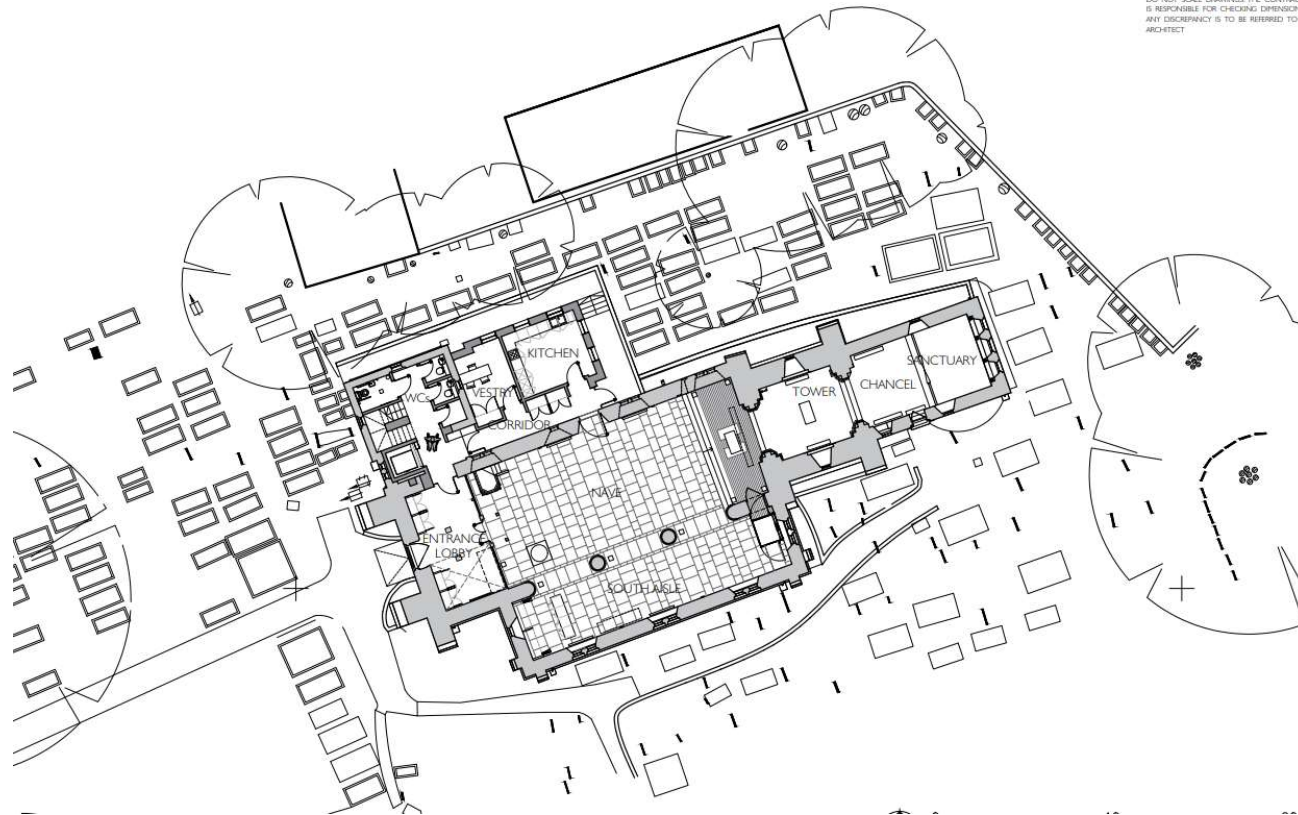
# 3D Aerial photo of site

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# Proposed Site Plan

DO NOT SCALE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS & ANY DISCREPANCY IS TO BE REFERRED TO THE ARCHITECT



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# Site Photos

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56



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## Site photos – North Elevevation from Dean Court Road



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# Site Photos – (existing 1970s extension in red)

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# Existing/ Proposed East Elevation

59



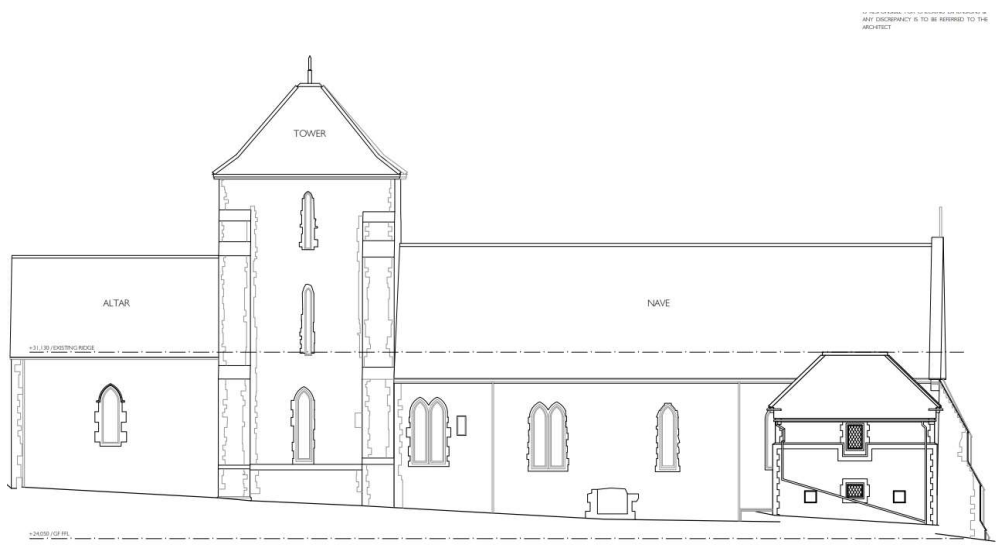
0  
SCALE 1:100(A3)



0 5 10  
SCALE 1:100(A3) METRES

# Existing/Proposed North Elevation

60



# Proposed Massing Visual

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# 3D Visuals

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# 3D Visuals

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# Representations

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## **Thirty-six (36) objections:**

Impact on heritage assets  
Poor design/ inappropriate height  
Overdevelopment  
More community facilities not required  
Increased footprint not necessary  
Highways safety  
Traffic/ Parking/ Pollution issues  
Impact on infrastructure  
Impact on archaeological remains  
Impact on trees  
Removal of graves  
Impact on wildlife/ protected species  
Omissions/ inaccuracies in submission documents

## **Twenty-six (26) in support:**

Design in keeping with listed building  
Community facility needed  
Improved accessibility  
Family facilities such a baby-changing area  
Revitalise the Church  
Public / community benefit  
Sustainable measures  
Parking impact would be minimal  
Less than substantial harm

**Councillor Bridget Fishleigh** has made a representation supporting the application.



# Key Considerations

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- Principle of Development
- Impact on Heritage Assets
- Impact on Amenity
- Sustainable Transport
- Ecology
- Archaeology
- Sustainability

# Conclusion and Planning Balance

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- Extension would cause some harm to the architectural and artistic interest of the listed building and minor harm to the appearance and character of the conservation area. However, the level of harm is less than substantial under the terms of the NPPF and the statutory presumption can be outweighed by material considerations powerful enough to do so.
- Heritage and Public benefits arising from helping to sustain the listed church in a long term flexible and viable use. This is through the positive contribution that conservation of the listed building, as a community asset, can make to a sustainable community, particularly in terms of accessibility and inclusivity.
- It is considered that the benefits of the scheme significantly outweigh the negative impacts on the heritage assets. Furthermore, provided the recommended mitigation, compensation and enhancement is implemented, the proposed development can be supported from an ecological perspective.
- Approval of the application is therefore recommended, subject to conditions.