

PLANNING APPLICATION REPORT**REF NO:** AL/100/10/**LOCATION:** 12 Aldingbourne House
Crockerhill**PROPOSAL:** Modify existing opening & insert timber framed french doors**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The modification of the existing window with insertion of single glazed timber french doors measure approximately 1.7m in width, 3.6m in height.
SITE AREA	Approximately 110 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Aldingbourne House is surrounded by open countryside with tree and hedge screening.
SITE CHARACTERISTICS	Late C18 or early C19 Listed Mansion. Now converted into apartments but formerly a hospital. Two storeys, large verandah on south side elevation on both floors supported by iron columns and lacy ironwork. Two storey addition to the north which was added at a later stage to accommodate hospital use. The west front has two curved bays with four columns. The walls on the main building are white faced brick while the addition is painted render, white window frames. No 12 the subject of this application is located within one of the additions.
CHARACTER OF LOCALITY	Rural area with isolated properties, open fields with commercial.

RELEVANT SITE HISTORY

AL/30/93/L	Application for Listed Building Consent-North West Wing- Change of use, partial demolition, alterations, additions and conversion to form 8 self-contained flats together with garages and parking.	Approve Cond 14-07-1993
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AL/29/93

North West Wing- Change of use, partial demolition, alterations, additions and conversions to form 8 self- contained flats together with garages and parking.

Approved Cond + S106

11-01-1994

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary
Grade II Listed Building
Area of Special Control for Advertisements
Class A Road
PD Restriction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity, impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose 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."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established

character of the surrounding area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority 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."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Aldingbourne House which is a Grade II Listed Building was extended to the north many years ago to accommodate the hospital use and No 12 is located in this addition. The two bedroom apartment is located on the ground floor and the application seeks to enlarge the existing bedroom window and install french doors.

The existing bedroom window which is positioned on the eastern elevation overlooks a paved area and the existing window is set within a recess. There will be no change to the overall width of the window and the proposed single glazed timber doors will not be full height and there will be a fixed top light. The glazing bars will match in size and style and the timber joinery will be painted white to match the existing windows.

It is not considered that the removal of the existing window to create french doors would affect the residential amenities of any neighbouring property, nor would it harm the character and appearance of the listed building.

Taking this into account it is recommended that the application be approved, subject to the following conditions.

RECOMMENDATION

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The new timber french doors shall be single glazed and painted white to match the

existing windows.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with policy GEN7 of the Arun District Local Plan.

3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.