

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	AL/129/17/PL
Address	Land east of Forge House Nyton Road Westergate PO20 3UP
Description	Demolition of existing garage, demolition of portion of flint wall to re-instate pedestrian access onto Nyton Road & erection of 2 No. dwellings with associated car parking, cycle storage, bin storage & gardens. This application may affect the setting of a Listed Building.
Case Officer	Mr S Davis
Date	19 TH December 2017

I visited the site on 13th December 2017

The proposal site is described as possibly affecting the setting of a Listed Building. Old Farm Cottage and Merry End, to the East of the proposal site are Listed Buildings. The Conservation Area also ends at this point. It is considered that the proposal site would have little or no effect on the setting of these listed buildings.

Forge House is on the list of Buildings And Structures of Special Character, specifically as:

2) Buildings which are extremely good examples of traditional or established style, or unusual type.

5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Forge House is surrounded by an original flint wall, detailed on the 1875-1890 map. At this time, Forge House is shown isolated in the landscape within this boundary. The wall is therefore an important contributor as evidence to the historic land scape and current street scene. The proposals detail removal of 24 linear metres of walling to create vehicular access. This is not supportable due to loss of the heritage asset. From the street elevation, there is no objection to the opening up of a previous aperture to provide pedestrian access, subject to detail of gate etc.

The Aldingbourne Neighbourhood Plan makes specific reference to the proper consideration of the effects on the setting of Buildings of Special Character, and the consideration of flint walling in the retention of character.

In general terms, the close proximity, massing, roof height and roofscape of the proposed dwellings are considered to be dominating, and unsupportable in the grounds of a Building of Local Character. The necessary landscaping, including hardstanding for multiple vehicles is considered to be detrimental to the setting of the heritage asset. The dominance of the proposed structure and associated works would dominate the streetscene and appreciation of the heritage asset.

It is therefore recommended that this application be refused.

Clare Dales
Principal Conservation Officer
Arun District Council