

**THE OLD STABLES  
OLD DAIRY LANE  
NORTON  
WEST SUSSEX  
PO20 3AF**

**PLANNING & HERITAGE STATEMENT TO ACCOMPANY THE HOUSE HOLDER  
PLANNING APPLICATION FOR THE ADDITION OF A SINGLE WINDOW  
TO  
EXISTING SINGLE HABITABLE DWELLING.**

**FEBRUARY 2020**

## 1.0 INTRODUCTION

This Planning & Heritage Statement accompanies a Householder planning application for the enclosure of the open sided carport at The Old Stables, Old Dairy Lane, Norton, West Sussex. The purpose of closing the open side of the carport is to provide an enclosed multi use space, providing a secure garage and / or studio for the storage of the applicant's vehicles and their interest in photography.

The garage studio would be used solely for the benefit of the property's owners in conjunction with the residential use of the site.

This application is for the closing in of the west elevation using stained weather boarding as utilised across the site together with a set of centrally located bifold doors.

The building is already constructed, and the proposal would not create any additional footprint or development.

## 2.0 SITE HISTORY

The site was originally a tenanted farm predominantly dairy based without any living accommodation on site. The farm ran into disrepair and was sold subject to planning for redevelopment in 2008.

Recent relevant planning history is as follows:

|             |                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AL/92/08    | Re-use of redundant buildings for mixed use development - B1 offices, residential dwellings & tourist accommodation units.<br><i>Approve Conditionally</i>                                                                                                                                                                                                                        |
| AL/72/12    | Conversion from storage in relation to tourist accommodation to 1 No tourist accommodation unit together with provision of ancillary car port.<br><i>Approve Conditionally</i>                                                                                                                                                                                                    |
| AL/93/15/PL | Continuance of use without compliance with condition 6 imposed under planning reference AL/72/12/ relating to the premises being used for the purpose of holiday accommodation only & for no other purpose. This application affects the character & appearance of the Norton Lane Conservation Area. This application is a Departure from the Development plan<br><i>Refused</i> |

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AL/8/17/PL  | <p>Continuance of use without compliance with condition 6 imposed under AL/72/12/ relating to holiday occupancy. This application affects the character &amp; appearance of the Norton Lane Conservation Area &amp; is a Departure from the Development Plan.</p> <p><i>Approve Conditionally</i></p>                                                                                                                            |
| AL/49/18/HH | <p>Retention of hardstanding, internal &amp; external changes to existing carport to allow a change of use of this part, retention of garden shed, retention of carport/garden store &amp; erection of single storey link extension between existing dwelling house &amp; carport. This application affects the character &amp; appearance of the Norton Lane, Norton Conservation Area.</p> <p><i>Approve Conditionally</i></p> |
| AL/96/19/HH | <p>Proposed window to existing kitchen. This application may affect the character and appearance of the Norton Lane, Norton Conservation area.</p> <p><i>Approve Conditionally</i></p>                                                                                                                                                                                                                                           |

### 3.0 HERITAGE STATEMENT

#### 3.1 DESIGN PRINCIPLES AND CONCEPTS

The original stable block is of simple rendered blockwork construction under an asymmetric pitched slate roof. Modern windows and doors have been inserted on two elevations whilst the original stable doors have been retained insitu and fixed shut. Velux rooflights have been inserted to the east pitch of the roof. There is little architectural merit or language to the building over and above its utilitarian agricultural roots.

The carport is in a simple vernacular style comprising a slate pitched roof, feather edge weather boarding to external walls over a brickwork plinth and an expressed oak frame on the west open sided elevation.

The southern third of the building comprises an enclosed workshop with a single access door located centrally within the weather boarded external wall.



*Carport west elevation*



*Carport part west elevation – store access door*

The proposed enclosure of the remainder of the open side of the carport will be in a similar style to the existing store and comprise stained timber weather boarding set behind expressed oak frame to retain the vernacular style. The centrally located bifold doors will be stained timber with lightly frosted glazing to provide a level of privacy when the space is utilised as a garage and a level of diffused light when used as a photography studio.

### **3.2 ASSESSMENT OF PHYSICAL CONTEXT**

The site at The Old Stables, is situated within the hamlet of Norton which forms part of the larger development of Aldingbourne, to the east of Chichester.

The character of the surrounding development is predominantly residential with small scale commercial premises in the immediate vicinity and curtilage of the original farmstead, the pattern is rural, and the general density is medium to low. The localised pattern of development comprises a mix of detached and semidetached properties within the wider area, occupying a broad range of plot sizes. Dwellings generally address the highway in a linear formation.

The current property is positioned centrally within the redevelopment of the original farmstead adjacent to a number of similarly converted properties approved under AL/92/08. Vehicular access to the site is via Old Dairy Lane which in turn is accessed from Norton Lane.

Residential development adjoins the application site on three sides. Commercial offices adjoin the property to the west of the site.

Old Dairy Lane is privately owned and runs east west along the northern edge of what was the old farmstead curtilage. The vehicular access to the application site is located to the northern side of the site.

The existing dwelling is modest in size. The site is well screened being bounded by hedging interspersed with trees to three sides.

This site is located partially within the Norton Lane Conservation Area, which divides the site on what would appear to be the southern face of the original stable building and the western face of the carport. The proposed window would therefore be facing into the conservation area.

### **3.3 DESIGN SOLUTION**

The proposed weather boarding will match that used on the adjacent the residential dwelling, will be of a similar design and be totally in keeping with the residential style of the host dwelling. The proposed door is located on an elevation only partially visible from the main thoroughfare through the development.

### **3.4 AMOUNT OF DEVELOPMENT**

The proposals comprise the following:

Enclosure of the part west elevation of the existing carport using weatherboarding and a set of bifold doors.

### **3.5 INVOLVEMENT OF LOCAL INTERESTS**

No consultations have been carried out with the local community.

### **3.6 SCALE**

The scale, bulk and general appearance of the existing building has been fully respected, and the proposed enclosure of the open sided carport would replicate various existing features.

### **3.7 LAYOUT**

The general orientation of the existing property would be retained, and the existing vehicular access retained. The proposed enclosure of the carport would not alter the existing layout.

#### **4.0 SUMMARY**

A fully appropriate and entirely sensitive design approach has been taken with this proposal to provide an enclosure of the existing carport to provide a secure garage and studio for the sole enjoyment of the occupants of The Old Stables.

The addition of the enclosure of the open side of the carport will not detract from the character of the conservation area and would improve the outlook of the adjacent property to the west which currently has views into the open carport.