Geoffrey Evans

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03/05/07

WHITE MILL HOUSE.

White Mill House is an attractive and substantial property set in extensive grounds and has a legitimate claim to Historic merit as it ,together with the associated outbuildings forms part of the original Mill which stood on this site.However the buildings have not been listed as of historic importance.

Planning Application No.AL/100/88 was approved in Nov.88 for a change of use as a guest house,which included a modest extension for a dining room with a new bedroom area.This Application was implemented in 1989 together with Building Regulation approval AL/101/89B.The property was sold soon after the above works were completed,and the Plannning and building regulation approvals have now run out of date.

The new owner ,Mr.Shopland is the owner of a successful Building,Scaffolding,and Development Company,and now wishes to revert back to a purely domestic use for his family and domestic staff,to utilise the potential of the associated barns for the enjoyment of his family.

These outbuildings comprising a single storey ex pig barn attatched to a high roofed Garage/workshop which are traditionally flint faced with brick quoins with traditional clay roof tiles,and it is proposed to provide a single storey link block back to the original House.These outbuildings form an integral part of the existing family of Buildings and present a typical rural scene which (except the link block) has existed in their present form for many years.It is contended that the preservation and refurbishment of these buildings (which were previously approved for guest house use)for domestic use would form a lesser contentious use than the previous approval as a guest house.

It is now proposed to pursue the use of these buildings and link block exactly as existing and exactly as previously approved with regard to the external form.

Issues raised with regard to the structural merit of the buildings were discussed with the Planning Office previously, and a report from the Structural engineer was tabled which was accepted, that retained the structure in its present form and recommended its retention.

In order for the original permission to be granted,an investigation by the writer revealed that the ordnance survey map 18/3 and the title map for Aldingbourne dated 1846 revealed that the original windmill and outbuildings were in existence in 1813.In addition,the 1777 enclosures map indicates the layout of the site was more or less as it is today.These documents were handed to Planning Officers at the time of the previous permission.

This shows that these buildings do have an historic interest and certainly have a considerable group value,which should be maintained,and not allowed to fall into a state of disrepair if a viable use is not made of them.

It should be noted that the proposed Link Block between the House and the existing barns has been designed so that the North and South elevations have been set back from the original house elevations and the roof of the Link Block sits below the House ridge so ensuring that the extension is subservient to the existing House.

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Finally,It is contended that this proposal will be entirely in keeping with the character of the existing building,the existing peg tiles,flints and bricks will be reused ,and ,if necessary supplemented by matching materials in order to maintain a cohesive appearance of the buildings in order to reflect to a significant degree their previous appearance.As such,it is contended that they will have no significant harmful effects on the environment and would certainly comply with the requirements of Policies EVT6 and EVT7.Although it may be claimed that that the buildings, as they stand individually,have no architectural or historic merit,nonetheless it is felt that they have a recognisable group value when related to White Mill House,the original attractive farmhouse,and to lose the image of these outbuildings will denude the farmhouse of its agricultural/historic relevance.Furthermore it is suggested that the approval of this scheme will be of a lesser impact than the previously approved Guest House scheme by virtue of a less traffic,car parking/access and being more environtely friendly.

ARUN DISTRICT COUNCIL:AL/46/07/ 16/05/2007

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DESIGN AND ACCESS STATEMENT
White Mill House,Slindon Bottom,Slindon,W.Sussex.

WhiteMilll House is an attractive and substantial property set in substantial grounds of 1.95 Hectares in a quiet and rural setting and is sheltered by woodlands and shrubs to its perimeter.The grounds are maintained by a regular gardiner to a high standard.The House lays claim to an Historic connection in that it stands on the site of an original Mill with associated outbuildings since 1813.
The House provides four Bedrooms with associated Bathrooms on the first floor and Kitchen and Dining Room,Lounge and usual services to the ground floor.The adjacent barns are currently separated from the House by 9 metres and form a line to the west stretching to 18 metres,and comprise a section with a high pitched clay tiled roof reverting to a single storey range of old pig styes again with a matching roof and constructed of flint/brick walls all presenting an attractive and co-hesive appearance in keeping with the heritage of the property.
The main house was converted in 1989 to provide a Dining Room and bedroom area under a Planning Permission current at that time for conversion of the property to a Guest House.Incuded under that Permission were the above Barns/Outhouses,and Link block but that permission was not implemented and has since expired.
The subsequent owner now wishes to improve the facilities of the House to accommodate his family and dependants and would rather utilise these barns to give additional space rather than leave them to fall into decay.It is therefore proposed to build a link block to the west elevation of the house to connect with the old pig barns,thus maintaining the form of the original Planning Permission and the integrity of the history of the site.All these works will renovate the original exterior of the buildings in their present form externally and preserve the fabric of the present structure.
The Access to the site is from a quiet cul-de-sac lane off a cross road from Slindon Bottom and Dukes Road off the A27.There is spasmodic housing to the North and South of the Site but the Site is well sheltered and screened and the House is secluded by trees and shrub/hedges.

This proposal will conform to the previous approved scheme for guest house use in form and character apart from the now proposed internal use and will ,as such , preserve the character and setting of the House externally,and therefore remain as a property of character largely as it has always existed.Private use ,if granted,would present a less contentious use than previously approved in terms of traffic movements and parking and therefore should be approved .

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