

LISTED BUILDING CONSENT REPORT**REF NO:** AL/46/09/L**LOCATION:** Elda Cottage
Hook Lane
Aldingbourne**PROPOSAL:** Application for Listed Building Consent for a single storey extension & alterations.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 450 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Part open to front. 2m close boarded fence and gate to remainder of front and west. Perimeter of rear garden lined with mature trees and hedging.
SITE CHARACTERISTICS	The site is a Grade II Listed Building. However, it was originally the western wing of the adjoining property, Hookplace (previously Greenacres), which was built in 1693. The western wing is thought to be a more recent twentieth century addition, and has flint walls with brick quoins and a pitched plain tiled roof. The windows are white painted timber framed casements.
CHARACTER OF LOCALITY	The site is located in a semi rural area, on a predominantly residential road where the majority of properties are detached.

RELEVANT SITE HISTORY

AL/14/95/L	Application for Listed Building Consent for garden store extension to existing garage and demolition of dilapidated garden store.	Approve Cond 05-05-1995
AL/33/85/L	Application for Listed Building consent for renovation and improvements to garage and garden wall	Approve Cond 15-05-1985

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Consultations responses received:

West Sussex Design Listed Building Consultant:

No Objection. It is a modest extension to the 20th Century addition to the Listed Building. It is not overpowering. I have no objections.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area

Class C Road

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
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Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPG15	Planning and the Historic Environment
PPS1	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

This application seeks to construct a single storey extension to the western (side) elevation, including an entrance porch and kitchen extension.

The proposed extension would measure approximately 5.6m in width, 3m in depth, and would be composed of two pitched roofs reaching a maximum height of approximately 4m.

The kitchen extension would have flint elevations with red brick quoins, to match those of the existing dwelling, and would have a pitched roof with plain clay tiles, also to match the existing. The windows would be white painted timber framed casement windows, to match those of the existing dwelling.

The porch, which would link the proposed extension to an existing single storey gable, would be glazed with a glazed pitched roof; the frames would be white painted timber to match those of the existing dwelling.

The scheme proposes the use of double glazing. Whilst this is not normally a preferable material for use within Listed Buildings, this particular dwelling is a more recent addition to a Listed Building and as such its use in this instance is not deemed to cause significant detriment to the character and appearance of the Listed property.

A second porch is to be constructed on the southern elevation of the property. This would be open, formed of Oak posts with a lead canopy over top.

The proposal would also include the addition of a new window in the existing western elevation, and replacement French doors in lieu of an existing window on the eastern elevation.

The original front door on the northern elevation of the property would be sealed internally, as it is considered to be dangerous given its position immediately adjacent to the highway. Its external appearance would remain unaltered.

Other internal alterations include the removal of the existing kitchen wall, the replacement of a window on the western elevation with a door, in order to allow access from the new glazed porch. An opening would also be formed between the kitchen and dining room.

It is deemed that the scale, design and materials of the proposed additions would be such that they would be in keeping with the existing dwelling and would not have a significant effect on the character or appearance of the listed building. Neither are the proposed internal alterations considered to be detrimental to the Listed Building; the alterations are to a twentieth century extension which is not deemed to be of significant architectural merit.

Indeed, the County Design Listed Building consultant has advised that the proposal is a modest extension on the Twentieth Century addition to the Listed Building, and as such raises no objection to the proposal.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies GEN7 and DEV10 of the Arun District Local Plan.

- 3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy DEV10 of the Arun District Local Plan.

- 4 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in order to preserve the appearance and special character of the Listed Building in accordance with policy PPG15 of National Government policy.

- 5 All external joinery shall be of painted timber

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policy PPG15 of National Government Policy.

- 6 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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 the character and appearance of the Listed Building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, DEV19,

NATIONAL POLICIES: PPS1, PPG15

SOUTHEAST PLAN: BE6

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.