

**NORTON COTTAGE  
OLD DAIRY LANE  
NORTON  
WEST SUSSEX  
PO20 3AF**

**PLANNING & HERITAGE STATEMENT TO ACCOMPANY THE HOUSE HOLDER  
PLANNING APPLICATION FOR THE ADDITION OF A REAR SINGLE STOREY  
EXTENSION, SIDE CARPORT AND GARAGE WITH  
ATTACHED OPEN SIDED VERANDA  
TO  
EXISTING SINGLE HABITABLE DWELLING.**

**JULY 2020**

## **1.0 INTRODUCTION**

This Planning & Heritage Statement accompanies a Householder planning application for the rear extension of the habitable floor space, the provision of an open sided carport, single garage and attached veranda (for ancillary purposes) at Norton Cottage, Old Dairy Lane, Norton, West Sussex.

## **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.

*Approve Conditionally*

AL/26/14/PL

Lifting of holiday conditions on 5 no. units at Norton Farm.

*Refuse*

APP/C3810/W/15/3005360

Lifting of holiday conditions on 5 no. units at Norton Farm.

*Dismissed*

AL/37/19/PL

Removal on condition 10 following the approval of AL/92/08.

*Refuse*

AL/74/19/PL

Removal on condition 10 following the approval of AL/92/08.

*Approve Conditionally*

### **3.0 HERITAGE STATEMENT**

#### **3.1 DESIGN PRINCIPLES AND CONCEPTS**

The original dwelling is of simple brickwork and weather boarded construction under a pitched slate roof. There are windows and doors to three elevations and Velux rooflights have been inserted to the rear pitch of the roof.

The building follows its utilitarian agricultural roots and the vernacular architecture of the adjacent site as a whole. The dwelling is one of a pair of semi detached properties which were originally a single dairy parlour serving Norton Farm.

It is proposed to extend the living room / kitchen space at the rear of the property to provide additional habitable floor space within the dwelling. The extension will be subservient in scale to the main building and utilise similar materials.

In addition, ancillary structures are proposed to the north elevation between the dwelling and its boundary to Old Dairy Lane, which will provide an open carport, single enclosed garage and a garden veranda space to the rear. The proposals will follow the boundary to the north and generally be subservient in scale to the dwelling but utilising similar materials and finishes.

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

The site at Norton Cottage, 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 property is positioned fairly 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 to the south, Easter Cottage. Commercial offices are located to the south west the property.

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 screened being bounded by a brick wall and fencing on two sides.

This site is located close to the Norton Lane Conservation Area.

### **3.3 DESIGN SOLUTION**

The proposed slate roofing over timber 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 carport and open sided veranda will be traditionally framed using green oak in a sympathetic vernacular style.

### **3.4 AMOUNT OF DEVELOPMENT**

The proposals comprise the following:

Rear extension – 15m<sup>2</sup>

Car port – 29m<sup>2</sup>

Garage – 18m<sup>2</sup>

Veranda – 14m<sup>2</sup>

### **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 extension and ancillary buildings would replicate various existing features.

### **3.7 LAYOUT**

The general orientation of the existing property would be retained, and the existing vehicular access retained.

## **4.0 SUMMARY**

A fully appropriate and entirely sensitive design approach has been taken with this proposal to provide the rear extension of the habitable space and the ancillary buildings proposed to the site. The proposals will not detract from the character of the conservation area.