

APPLICATION REF: AL/5/06/

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Renewal of unimplemented permission AL/97/00/ for extension to provide 10 No additional bedrooms. Westergate House, Denmans Lane, Fontwell.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal would involve a two storey extension to the east side of an existing projecting wing. The proposal would be 15.6m in length and 5.3m in width.
SITE AREA	0.76 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Buildings on slightly lower land than adjacent fields.
TREES	Many within the site, none of which would be affected by the proposal.
BOUNDARY TREATMENT	1m flint wall to frontage. 1m high post and rail fencing surrounds the rear of the site.
SITE CHARACTERISTICS	Two storey detached Grade II Listed Building. The dwelling consists of cream smooth render and a grey slate tiled roof, which is hipped. Single storey flat roof open porch area to the frontage. Many extensions and additions to the building. Large parking area to frontage.
CHARACTER OF LOCALITY	Rural area. Isolated site. Few neighbouring properties surround.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/2/87/	O/A for COU of Westergate House to nursing home together with the demolition of warehouse and erection of additional nursing/residential accommodation.	Approved Conditionally 29-04-1988.
AL/61/87/	Demolition of warehouse and erection of 8 no. flats/maisonettes. Conversion of house (offices) and extension to create 9 no apartments.	Approved Conditionally 24-05-1988.
AL/36/91/	COU from offices to a private residential school. New Georgian style sash window on ground floor south elevation, external fire escape with new window/glazed fire door at second floor level.	Approved Conditionally 21-08-1991.
AL/94/93/	COU of Westergate House to Nursing Home. Demolition of existing warehouse and erection of new Nursing Home annexe with link to Westergate House.	Approved Conditionally 18-01-1994.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/87/94/	Extension to provide small boiler room.	Approved Conditionally 14-11-1994.
AL/111/94/	Extension to existing laundry room, extension to annexe to form pool house.	Approve Conditionally 13-06-1995.
AL/3/96/	First floor extension over existing single storey annexe to form four additional bedrooms.	Refused 01-05-1996 Allowed 13-03-1997
AL/97/00/	Extension to existing nursing home to form ten additional bedrooms.	Approved Conditionally 26-03-2001.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited.
LOCAL GROUPS	None.
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No highway objections.
Archaeology	Previous archaeological conditions still apply. Ask agent to contact District Authority prior to the commencement of the works.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Grade II Listed Building. Outside Built up Area Boundary Archaeological interest

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, CH1, CH5, CH7, DEV1. Arun District Local Plan : GEN3, GEN7, DEV10, AREA17.
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PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development PPG16 - Archaeology and Planning

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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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

The proposed development is a renewal of a previously approved planning permission for an extension to provide 10 No additional bedrooms. The proposed two storey extension would be positioned to the east side of a projecting front wing. It would be 15.6m in length and 5.3m in width.

The proposed development is considered to be of an acceptable scale and siting that would be acceptable and not detract from the character of the Grade II Listed Building.

In addition, due to the isolated nature of the site, it is not considered that the development would detrimentally affect the residential amenities of any surrounding property by way of overbearing effect, loss of privacy or loss of light.

It is noted that there have not been any material changes in planning circumstance since this previous approval. As such, it is recommended that planning permission should be granted, subject to the conditions set out overleaf.

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ALWINGBOURNE

AL/5/06/

Renewal of unimplemented permission
AL/97/00
for extension to provide 10 No
additional bedrooms

Westergate House
Denmans Lane
Fontwell

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roof 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 the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is potentially of archaeological interest.

- 4 **INFORMATIVE:**

The permission does not purport or be deemed to grant Listed Building Consent for the works hereby approved.

