

From: Martyn White
Sent: 17 November 2014 13:07
To: Planning.Responses
Subject: FW: AL/63/14/HH

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	AL/63/14/HH
Address	Crunchy Cottage Park Lane Aldingbourne PO20 3TJ
Description	Demolition of existing summerhouse, stables & 2 No extensions & new rear extension & new detached garage/storage building to converted residential barn.
Case Officer	Mr. S. Davis

The property is an attractive barn conversion which can be identified as a heritage asset for the purposes of planning policy. Further, the local area is such that it too could be identified as having some heritage merit, and therefore qualifies as a heritage asset in its own right.

The NPPF defines Heritage Assets as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

The proposal for the main property essentially involves two elements; the demolition of large areas of modern construction alongside the improvement of the historic part of the barn, and the construction of a substantial extension to the existing property.

The loss of the various existing 'modern' extensions is supported as it is considered that they currently have a detrimental impact upon the most important element of the property; that of the original barn.

Further, it is considered that the proposals to reinstate a more appropriate elevational treatment to the barn should be supported, especially as it will enhance the street-scene in the area. The success of such an element of the scheme will depend upon the quality of materials and workmanship used.

The proposed replacement 'extension' is substantial and cannot be considered as subservient. It appears as if the intention is to create a 'barn complex', as opposed to one independent unit.

The design of the 'extension' contrasts with the existing structure and attempts to reflect the neighbouring property, Tithe Barn.

It is noted that information such as the proposed street-scene appears to be based on the use of 'mature' trees/planting. Is this the case? It is considered that semi-mature vegetation should be used to reduce the impact of the scheme and 'bed' it into its rural location.

The proposed garage is a substantial structure, with the potential to impact upon the street-scene and the neighbouring property. Success of such an element will depend upon the use/treatment of the cladding materials to reflect those found in the locality.

Ultimately, the success of such a scheme will depend upon the use of quality materials and workmanship as well as intelligent landscaping plans so as to minimise the impact upon the street-scene.

If minded to approve this proposal, it is considered that materials and joinery should be conditioned. It may also be beneficial to request further details regarding landscaping for our green-space to provide assistance on.

Relevant policies:

Arun District Local Plan 2003:

GEN 22: Buildings or Structures of Character

Emerging Local Plan 2014:

HER SP1: The historic environment

(HER DM2): Locally Listed Buildings or Structures of Character

Relevant SPD's:

Buildings or Structures of Character Supplementary Planning Document

