

DAVID BENNETT
ARCHITECT

David Bennett BArch (Hons) RIBA
The Old Cottage, 10 Vicarage Lane
Felpham, West Sussex PO22 7EA

PLANNING STATEMENT

**PROPOSED SUBDIVISION OF NORTON FARMHOUSE
NORTON LANE ALDINGBOURNE**

PLANNING HISTORY

- Norton Farmhouse is an L shaped building, designated as a Grade II listed building. The listing is as follows:
 - *Late C18. Two storeys and attic. Three windows. Two dormers. Faced with flints with red brick dressings and quoins. Tiled roof. Glazing bars intact. Doorway with flat hood on brackets. Earlier wing at back.*
- The house sits on a large plot of land to the west side of Norton Lane, this land being open in character and leading to established farmland to the west.
- To the south of the site is a collection of dwellings known as The Hovel, East Barn, Cart Barn, Easter Cottage and a number of small work units in the former Norton Dairy.
- A number of alterations and extensions have been approved and implemented for Norton Farmhouse between 1996 and 2007 by the current owners, to cater for the needs of a growing family, as follows:
 - AL/73/96/L, dormer window over half landing on rear elevation
 - AL/16/98/L, single storey extension to rear to provide playroom and covered play/storage area
 - AL/55/98/L, detached 3 bay garage
 - AL/61/98/L, amendment to AL/16/98/L
 - AL/56/07/L, conversion of existing garage to ancillary accommodation
 - AL/34/20/PL, subdivision of existing building to create 1no 1-bed dwelling and construction of oak framed outbuilding as garage

PROPOSALS

- The single storey extensions to the building as described above presently house a playroom, sitting room, WC and garage/workshop. This single storey extension to the listed building was built in the late 1990's and is now largely surplus to requirements, the family for whom the facilities were provided now having grown up and dispersed.
- The single storey extension is built partially on the original boundary wall forming the southern boundary to the site.

- The main house, listed Grade II, has been extensively refurbished and is maintained to a high standard. The applicant wishes to retain the main house in its existing layout and condition and therefore wishes to put the 1990's extension to an alternative use.
- It is proposed that the single storey 1990's extension would be separated from the main house and converted to provide a two bedroomed dwelling, the playroom being converted to living space with integral kitchen, the sitting room and garage/workshop converted to 2 bedrooms, 2 bathrooms and walk-in wardrobes.
- The northern part of the single storey 1990's extension forms utility and storage spaces for the main house which will remain unaltered.
- The converted dwelling would be occupied by the applicants, Mr and Mrs R Homer, and the main house occupied and owned by one of their children. (Mr Homer and his family own and operate a large high tech manufacturing business in Bognor Regis).

DETAILED PROPOSALS

- Externally few changes would be required to the single storey 1990's extension to achieve the proposals. To the east elevation, one window would be replaced with a pair of glazed doors and another existing window blocked up in materials to match existing. At the northwest corner of the building a small extension would be built in materials to match existing to provide a new entrance to the building and small hallway. To the west elevation, a window would be replaced by a range of sliding folding glazed doors. To the north elevation the existing garage/workshop doors would be replaced with brickwork and flintwork to match existing, and windows would be replaced in new positions. To the south elevation, 3no small rooflights would be introduced to light the new hallway.
- A separate detached structure is proposed comprising a facing brick faced building, to provide space for Mr Homer's vehicles and his hobby in mechanical engineering. This building would be roofed in hand made tiles to match the existing adjacent building with horizontal folding doors all to match the original detached garage building to the southeast of the main building.
- Vehicle access would be provided using an existing double gated opening in the southern boundary with access off Old Dairy Lane, with new double gates and brickwork piers. The northern boundary to the new plot would be facing brick piers with facing brick walls and softwood panelled fencing and trellis above.
- External paving providing vehicle access to the new garage and workshop will be in permeable block paving.

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