

**THE OLD STABLES
OLD DAIRY LANE
NORTON
WEST SUSSEX
PO20 3AF**

**PLANNING & HERITAGE STATEMENT TO ACCOMPANY THE HOUSE HOLDER
PLANNING APPLICATION FOR THE ADDITION OF A SINGLE WINDOW
TO
EXISTING SINGLE HABITABLE DWELLING.**

NOVEMBER 2019

1.0 INTRODUCTION

This Planning & Heritage Statement accompanies a Householder planning application for the addition of a single ground floor window serving the kitchen at The Old Stables, Old Dairy Lane, Norton, West Sussex.

The property was extended, and its use regularised as a single dwelling following the granting of planning permission AL/49/18/HH and conditions discharged under AL/98/18/DOC.

During the consultation period for AL/49/18/HH the conservation officer commented, verbally as noted in the officer's report, that;

*CONSERVATION OFFICER - verbal comments made to say that the scale and nature of existing & proposed development are of an acceptable & neutral impact on the Conservation Area. Dark stained timber should be used to match the existing on the link extension. Also that there would be **no objection to the addition of a window on the north elevation of the existing car port.***

This application is for the addition of a single double glazed window in the north elevation of the kitchen, which was the existing car port mentioned in the Conservation Officers comments.

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. <i>Approve Conditionally</i>
AL/72/12	Conversion from storage in relation to tourist accommodation to 1 No tourist accommodation unit together with provision of ancillary car port. <i>Approve Conditionally</i>
AL/93/15/PL	Continuance of use without compliance with condition 6 imposed under planning reference AL/72/12/ relating to the premises being used for the purpose of holiday accommodation only & for no other purpose. This application affects the character & appearance of the Norton Lane Conservation Area. This application is a Departure from the Development plan <i>Refused</i>
AL/8/17/PL	Continuance of use without compliance with condition 6 imposed under AL/72/12/ relating to holiday occupancy. This application affects the character & appearance of the Norton Lane Conservation Area & is a Departure from the Development Plan. <i>Approve Conditionally</i>
AL/49/18/HH	Retention of hardstanding, internal & external changes to existing carport to allow a change of use of this part, retention of garden shed, retention of carport/garden store & erection of single storey link extension between existing dwelling house & carport. This application affects the character & appearance of the Norton Lane, Norton Conservation Area. <i>Approve Conditionally</i>

3.0 HERITAGE STATEMENT

3.1 DESIGN PRINCIPLES AND CONCEPTS

The original stable block is of simple rendered blockwork construction under an asymmetric pitched slate roof. Modern windows and doors have been inserted on two elevations whilst the original stable doors have been retained insitu and fixed shut. Velux rooflights have been inserted to the east pitch of the roof. There is little architectural merit or language to the building over and above its utilitarian agricultural roots.

The kitchen (carport approved under AL/72/12) is in a simple vernacular style comprising a slate pitched roof with catslide extension to one side, feather edge weather boarding to external walls over a brickwork plinth. Doors, windows and a single rooflight to the west pitch are timber and double glazed. The large dummy carport 'opening' to the north elevation is expressed by a timber frame with horizontal feather edge weather boarding between.



Kitchen (Carport) north elevation

The proposed window is to be placed within the framed 'opening' and will provide light and ventilation to the kitchen which currently has no opening windows directly adjacent to the work surfaces. The proposed window is a simple double glazed timber casement style with glazing bars to match the existing as found elsewhere in the property.

3.2 ASSESSMENT OF PHYSICAL CONTEXT

The site at The Old Stables, 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 current property is positioned 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 on three sides. Commercial offices adjoin the property to the west of the site.

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 well screened being bounded by hedging interspersed with trees to three sides.

This site is located partially within the Norton Lane Conservation Area, which divides the site on what would appear to be the southern face of the original stable building and the western face of the carport. The proposed window would therefore be facing into the conservation area.

3.3 DESIGN SOLUTION

The proposed window will match those already serving the residential dwelling, will be of a similar design and be totally in keeping with the residential style of the host dwelling.

The window is located on an elevation only partially visible from the main thoroughfare through the development and would not overlook any adjoining properties.

3.4 AMOUNT OF DEVELOPMENT

The proposals comprise the following:

A single residential window of 1250mmx1050mm in height.

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 window would replicate various existing features.

3.7 LAYOUT

The general orientation of the existing property would be retained, and the existing vehicular access retained. The proposed window would not alter the existing layout.

4.0 SUMMARY

A fully appropriate and entirely sensitive design approach has been taken with this proposal to provide a window serving the existing kitchen.

The location of the window will give the occupants an external view of their own property and will provide sight of their drive and anyone approaching the property from the primary access point.

The addition of a single ground floor window will not detract from the character of the conservation area and has verbal support, from officers notes for the previous planning application, from the conservation officer.