
Sussex Building Consultancy Limited

Design and Access Statement for Mrs T Cottage, Nyton Road, Westrgate, Chichester, PO20 3HN.

Date : 12 November 2019

Ref : SBC/MTC/01

Revision :

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1.0 Introduction

- 1.1 The application is for Listed Building Consent for works already carried out for the erection of a new 5 Bar gate and support posts to the property known as 'Mrs T Cottage' in Nyton Road adjacent to the Grade II Listed Building known as 'Rose Cottage'.

2.0 Site Description

- 2.1 The existing dwelling is a 2 storey detached house set in a plot within Westergate village.
- 2.2 It is outside the grounds of the Listed Building.

3.0 Planning History.

Pre 1987

Reference	Location	Proposal	Type	Status
<u>AL/21/67</u>	Adjoining Rose Cottage Nyton Road Aldingbourne	Vehicular access	Planning	Refuse
<u>AL/66/67</u>	Land between Rose Cottage and the Mission Room Nyton Road	Outline for one detached dwelling	Planning	Refuse

Post 1987

Reference	Location	Applicant	Accepted	Proposal	Type	Status
<u>AL/114/11/DOC</u>	Land adjacent to Rose Cottage Nyton Road PO20 3UN	Mr P Taylor	16-12-11	Application for approval of details reserved by condition 3 following a grant of planning permission	Planning Approval Of Conds	DOC Approved

				AL/5/11/ /		
<u>AL/63/11/BR</u>	Land adj to Rose Cottage Nyton Road Westergate PO20 3UN		21-06-11	New dwelling	Building Bldg Regs-Ex Of Time	Passed Condit'n
<u>AL/5/11/</u>	land adjacent to Rose Cottage Nyton Road Westergate PO20 3UN	Mr P Taylor	19-01-11	Application for approval of reserved matters following outline approval AL/4/09 for erection of 1no. detached dwelling	Planning Plan Application	ApproveConditionally
<u>AL/4/09/</u>	Land adjacent Rose Cottage Nyton Road Westergate	Mrs M Taylor	06-02-09	Outline application for one detached dwelling .	Planning Plan Application	Appealed
<u>AL/94/08/</u>	Land adj to Rose Cottage	Mrs M Taylor	17-10-08	Outline planning application for one	Planning Plan Application	Appealed

	Nyton Road Westergate			detatched dwelling		
<u>AL/102/07/</u>	Land east of Mission Room Nyton Road B2233 Westergate	Mrs M G Taylor	20-09-07	Outline application for erection of detached dwelling with car parking. (Re-submission following application AL/24/07/)	Planning Plan Application	Refused
<u>AL/24/07/</u>	Land east of Mission Room Nyton Road Westergate	Mrs M G Taylor	13-02-07	Outline application for erection of detached dwelling with car parking.	Planning Plan Application	Refused
<u>AL/10/96</u>	Land adjacent to Rose Cottage Nyton Road Westergate	Mr P Taylor	19-02-96	Portable sectional shed	Planning Plan Application	Refused

<u>AL/69/95</u>	Adjacent to Rose Cottage Nyton Road Westergate	Mr P Taylor	05-12-95	Portable sectional shed	Planning Plan Application	Refused
<u>AL/43/95/L</u>	Boundary wall to Rose Cottage Nyton Road Westergate	Mr P Taylor	07-07-95	Application for Listed Building Consent for lower side boundary wall from 1.5 to 0.6m for length of 1.8m from highway boundary to visibility splay.	Planning List Bldg Const	ApproveConditionally
<u>AL/3/95</u>	Land adjacent to Rose Cottage Nyton Road Westergate	Mr P Taylor	25-01-95	Proposed vehicular access (Resubmission following AL/94/94)	Planning Plan Application	ApproveConditionally
<u>AL/94/94</u>	Land adjacent to Rose Cottage	Mr P Taylor	26-10-94	New vehicular access	Planning Plan Application	Refused

	e Nyton Road Weste rgate					
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4.0 Planning Policy

- 4.1 Designation applicable to this site, adjacent to a Grade II Listed Building.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is purely for the erection of a 5 Bar gate and support posts.

6.0 Use

- 6.1 Residential use for the current owner to prevent unauthorised access to his land.

7.0 Amount

- 7.1 N/A.

8.0 Site Layout

- 8.1 The site layout is exactly the same.

9.0 Scale

- 9.1 The scale of the proposed gate is considered appropriate to the surroundings.

10.0 Landscaping

- 10.1 The landscaping of the site, other than the gate addition is unchanged.

11.0 Trees

- 11.1 No trees affected.

12.0 Appearance

- 12.1 The appearance of the new gate is sympathetic to the existing houses either side and the special nature of the Westergate Village Area. The siting will not be

overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

13.1 Treated softwood 5 bar gate and posts.

14.0 Access

14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.

15.0 Sustainability

15.1 All materials have been sourced from a sustainable source where possible.

16.0 Flood Risk

16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.

17.0 Drainage

17.1 N/A.