

HERITAGE STATEMENT

**New wooden gate and posts -
Mrs T Cottage, Nyton Road, Westrgate,
Chichester, PO20 3HN.**

For Mr P Taylor

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED**



1.0 Description of the heritage asset and its setting.

- 1.1 'Rose Cottage', Nyton Road is a Grade II Listed Building (reference SU9392505603) which sits on a small residential plot in the village of Westergate.
- 1.2 The local area is characterised by predominantly one and two storey residential dwellings in traditional style.
- 1.3 The main part of the Listed Building was built in the early 17th Century and is in a cottage style with a mixture of white painted brickwork and some render. Windows are single glazed, wooden framed casement types painted white with glazing bars.
- 1.4 The pitched roof is mostly covered with plain clay tiles with the side 'lean to' extension covered with green mineral felt. The rear addition has a flat roof with a parapet.
- 1.5 This application is for a new wooden '5 bar' gate set within the boundary of the adjacent property, 'Mrs T Cottage', but against the Listed Building.



Photo – Picture of the new gate adjacent to Rose Cottage.



Picture – View of the new gate between the two properties.

2.0 Assessment of significance.

- 2.1 The current development plan for the Arun District is the 2003 Local Plan. The site lies within the boundary of the built up area as defined in Policy GEN2 of the Local Plan. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.
- 2.2 Policy GEN22 deals with ‘Buildings or Structures of Character’ and states that ‘Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted’.
- 2.3 The land in question is not listed, however, the gate is deemed to affect the setting of the Listed Building next door.
- 2.4 The width of the gate is approximately 3.5 metres and set at a height of 1,230 mm above ground level supported by two Oak posts of 145 x 145 mm in section, 1,500 mm in height.

3.0 Design concept of the proposed development.

- 3.1 This application seeks retrospective permission for the gate and posts, which are not deemed to unduly affect the setting of the Listed Building.
- 3.2 The building is otherwise unaffected by this proposal and the character remains unchanged.

4.0 Impact of the development.

- 4.1 As the additions are minor, there is no undue impact on the Listed Building or the street scene.
- 4.2 The design of the gate, rural in nature, is deemed to be in-keeping with the area and the listed cottage.

5.0 Conclusion

- 5.1 It is felt that the new gate and posts have no impact on the visual character or setting of the Listed Building.
- 5.2 In addition to this, the works have been carried out in a structurally sound manner and 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 the adjoining properties, nor would it have an adverse impact upon the adjacent listed house or the established character of the surrounding area.
- 5.3.1 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.

12 November 2019