

From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 29 July 2022 16:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AW/104/22/PL

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8 Gossamer Lane Aldwick PO21 3AY

1 No bungalow including parking, boundary fence, and alterations to entrance wall and driveway. This application may affect the setting of listed buildings and is in CIL Zone 4 and is CIL Liable as a new dwelling

Whilst the site in question does not have any heritage assets on it, it is located close to Old Place, which is a Grade II Listed Building. It is also located adjoining the Aldwick Road Area of Character, which is a non-designated heritage asset.

The Listing description identifies that Aldwick Place is a C16 timber-framed house greatly restored and enlarged. It has 2 storeys and an attic, and the ground floor has been rebuilt in stone rubble. There are modern casement windows, with a modern 2 storey projecting porch added in timber with herring-bone brick infilling. The listed building is surrounded by modern C.20 development which means that there are a number of views where the building is appreciated in a modern, sub-urban context. The immediate setting is therefore, the private amenity space and the immediate surrounding roads (with associated modern development).

The distinguishing features of this Area of Special Character, which includes the Duck Pond, The Pound, Aldwick Farm, Old Place and Aldwick Green, are the heavy, extremely attractive and mature landscaping. Hedging and flint walls dominate as the boundary feature, and mature trees contribute to the special qualities of the area.

Aldwick Farm and associated barn, together with mature trees and expanse of grass areas in the vicinity greatly contribute to this locality and are reminders of what the village was like many years ago. Old Place merits special attention, although "modern" it is extremely well planned and heavily landscaped. The Grade II listed Old Place house is the focal point of that development.

The proposal

The proposal is for a new bungalow in an area to the front garden space of an existing house. This will include parking, boundary fence, and alterations to entrance wall and driveway. It is noted that the neighbouring houses have already taken advantage of their incredibly large front garden areas and redeveloped them to provide for additional bungalows. This proposal is therefore continuing this concept.

The site is screened and separated from the neighbouring listed building and Area of character by an area of open space and mature planting. There does not appear to be clear views between the listed building and the site, which means that the proposed development would have a neutral impact upon the settings of the listed building and would not affect the way in which its significance is currently experienced and understood. As such, the special interest of the listed building would be preserved by the proposed development. Likewise, the presence of existing modern development, within the Area of Character, and close to the site, will mean that the significance of that asset would also not be harmed.

It would appear that the existing (right hand) gate pier to the eastern access point, matches one found within the Old Place development walling. It is recommended that this be retained in position as part of the alterations to the access points. Likewise, the remainder of the existing walling, whilst clearly modern, makes a positive contribution to the street-scene, and every attempt should be made for any alterations and new work to match the existing.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the heritage assets, and therefore not harm their significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

Please note: I work on Conservation for half of the working week – all day Monday and Friday and Tuesday afternoons only.

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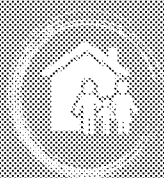
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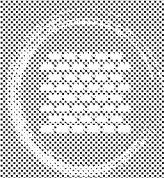
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