

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a  
Listed Building**

**REF NO:** AW/188/18/L

**LOCATION:** Westside Cottage  
254 Aldwick Road  
Bognor Regis  
PO21 3QH

**PROPOSAL:** Listed building consent for the extension of garage to form single storey 1 bedroom residential unit for elderly relative & short term lets (resubmission following AW/57/17/L)

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | As above. The extension on the eastern side of the garage adds a bedroom, kitchen/lounge and a bathroom. The extension is to be no higher than the existing garage roof ridge and will be constructed in matching materials with part of the front elevation also resembling the doors to the adjacent garage.    |
| SITE AREA                  | 548m <sup>2</sup> .                                                                                                                                                                                                                                                                                               |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                                                                                               |
| TREES                      | None affected by the proposed development.                                                                                                                                                                                                                                                                        |
| BOUNDARY TREATMENT         | <ul style="list-style-type: none"> <li>- 1.8m high timber fencing enclosing the garden to the immediate east of the garage;</li> <li>- 1.8m high timber fencing to no. 252;</li> <li>- 2m high timber fencing to the rear northern boundary; and</li> <li>- Flint boundary wall to front.</li> </ul>              |
| SITE CHARACTERISTICS       | Detached double fronted house. Roman cement to the front and flint to the side. Painted white. Two storey flat roof rear extension. Plastered walls. Detached single pitched roof garage to the side (Smooth white rendered bricks, red/brown in-rendered bricks & a tile roof). Gardens to front, rear and side. |
| CHARACTER OF LOCALITY      | Predominantly residential with a mixed character. No. 252 is also Grade II Listed.                                                                                                                                                                                                                                |

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| <b>RELEVANT SITE HISTORY</b> |
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| AW/187/18/PL | Extension of garage to form single storey 1 bedroom residential unit for elderly relative & short term lets (resubmission following AW/50/17/PL). This application affects the setting of adjacent listed building. |
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| AW/53/17/L  | Application for Listed Building Consent for the erection of 1 No. self contained unit for retired relatives & short term lets.                                                                                                                                        | Withdrawn<br>20-03-17            |
| AW/50/17/PL | Erection of 1 No. self contained unit for retired relatives & short term lets. This application affects the setting of adjacent Listed Buildings.                                                                                                                     | Withdrawn<br>20-03-17            |
| AW/90/14/L  | Application for Listed Building Consent for the removal of stud wall separating bedroom with small lobby and create studwork enclosure in bedroom to house a sink and WC                                                                                              | ApproveConditionally<br>27-05-14 |
| AW/66/13/L  | Application for Listed Building Consent for partial removal of 1 existing wall located between kitchen/study area & complete removal of internal partition between study/lobby to provide a larger kitchen area. Construction of new wall to create utility/cloakroom | ApproveConditionally<br>22-05-13 |
| AW/55/12/L  | Application for Listed Building Consent for erection of a small partition wall to create cottage style living room and spare bedroom/study.                                                                                                                           | Approve<br>19-04-12              |
| AW/288/89/L | Listed Building Consent for first floor extension to rear of property                                                                                                                                                                                                 | ApproveConditionally<br>05-02-90 |
| AW/287/89   | Rear first floor extension                                                                                                                                                                                                                                            | ApproveConditionally<br>05-02-90 |
| AW/265/87/L | Application for Listed Building Consent to remove all wooden windows and replace with U P V C windows to match existing                                                                                                                                               | Refused<br>16-12-87              |

Noted.

## REPRESENTATIONS

REPRESENTATIONS RECEIVED:

REPORT(ODB)

Aldwick Parish Council

"No objection - Members supported the idea that the material used in the window frames and French doors should match the original so that the whole development is unified in appearance"

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted. Conditions on the materials will ensure this.

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| <b>CONSULTATIONS</b> |
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Conservation Officer

**CONSULTATION RESPONSES RECEIVED:**

CONSERVATION OFFICER: No objection subject to conditions:

"The proposal is to extend the garage structure to provide for additional living accommodation. The existing garage is of masonry construction, and reflects the character of the existing dwelling. It is small in scale and detached from the main building. It is therefore considered to be subservient to the main property. The layout of the site is such that there is potential to increase the amount of accommodation without affecting the heritage asset. However, any new works should closely reflect the existing structures in terms of scale, appearance and materials. The proposed plans maintain the appearance of the existing garage structure, and have very limited visibility from the street-scene or the listed building. The impact will therefore be a neutral one. The success of such a scheme will depend upon the quality of the material to be used. Materials should be appropriate to the listed building, as opposed to those identified as part of the planning application form. Therefore, if minded to approve the application, details of joinery and material should be provided by way of condition."

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted.

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| <b>POLICY CONTEXT</b> |
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Designations applicable to site:

Within Built Up Area Boundary;  
PD Restriction;  
Open Plan Condition;  
Class B Road;  
Tree Preservation Orders TPO/AW/20/10 & Bognor No. 10;  
Grade II Listed Building;  
Pagham Harbour Zone B; and  
No Public Sewer.

**DEVELOPMENT PLAN POLICES**

HERSP1 HER SP1 The Historic Environment  
HERDM1 HER DM1 Listed Buildings

**PLANNING POLICY GUIDANCE:**

## POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Aldwick does not have a Neighbourhood Development Plan.

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Buildings.

## OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

## CONCLUSIONS

IMPACT ON THE LISTED BUILDING:

Arun Local Plan policy states that "Proposals affecting statutory Listed Buildings will be required to:

- (a) Preserve or enhance the historic character, qualities and special interest of the buildings;
- (b) Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- (c) Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- (d) Protect the special interest of buildings of architectural or historic interest; and
- (e) Protect, and where possible enhance the setting of the building."

The Councils Conservation Officer has assessed this application and considers that it is small scale & subservient to the main property. It is also considered that the proposal will maintain the appearance of the existing garage structure and have very limited visibility from the street-scene or either listed building. The conclusion is that the impact is neutral on heritage assets is neutral

It is therefore considered that the proposal complies with ALP policy HER DM1 and that it can therefore be supported.

**RECOMMENDATION:**

It is considered that the application complies with the relevant development plan policies and it is therefore recommended that planning permission be granted subject to the following conditions.

**HUMAN RIGHTS ACT**

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

**DUTY UNDER THE EQUALITIES ACT 2010**

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

**RECOMMENDATION**

**APPROVE CONDITIONALLY**

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

"Block Plan 1" (1:1250);

"Block Plan 2" (1:500);  
"Westside Cottage - Drainage" (1:500);  
"General Arrangement" (Proposed Floor Plans) 31/07/18 (1:50);  
"Elevations" (Proposed) (1:50);  
"West Elevation" (Proposed); and  
"Westside Cottage Streetscene".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies HER SP1 & HER DM1 of the Arun Local Plan