



From: Martyn White
Sent: 09 August 2019 14:24
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: AW/188/19/HH

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The application relates to a two-storey side extension and single storey rear extension with Juliette balcony.

I note that a heritage statement has now been provided for this application. However, the level of information provided within it means that it fails to accord with the requirements of paragraph 189 of the NPPF. In light of this I provide the following comments.

The application site is opposite Old Manor Cottage, which is a C17 Grade II Listed Building. Old Manor Cottage has a thatched roof with modern casement windows, a modern porch and 3 bay windows on the ground floor. The front elevation is treated with painted roughcast render. The property is considered to be of historic significance.

A large amount of modern development has been constructed around the cottage, which has had a significant impact upon its setting. The result is that the wider setting of the cottage consists of suburban development. The immediate setting of the listed building has been reduced to the private garden area which serves the cottage. The curtilage to the cottage is bound by hedging and mature vegetation which helps to screen it from the surrounding modern development. This substantial vegetation also means that very little of the cottage can be viewed from the street.

The application site forms one of the more modern buildings which surround the cottage. The proposal is to extend the building to the side and the rear in a style similar to existing. The scale and appearance of this development is that it appears to be subservient to the host dwelling when viewed from the street. It is considered that all materials and joinery must match those already present in order to ensure that the development looks like the host dwelling, rather than a contrasting addition.

Having viewed the information supplied as part of the application, it is considered that this proposal will not result in further harm to the listed building or its setting. As a consequence, it 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 section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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