

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** AW/55/12/L**LOCATION:** Westside Cottage
254 Aldwick Road
Bognor Regis**PROPOSAL:** Application for Listed Building Consent for erection of a small partition wall to create cottage style living room and spare bedroom/study.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is a retrospective application for Listed Building Consent to insert a dividing wall between the main dwelling and a previous rear extension.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint boundary wall to front.
SITE CHARACTERISTICS	Detached double fronted house. Roman cement to the front and flint to the side. Painted white. Detached side garage. Two storey flat roof rear extension. Plastered walls. The wall divides the living room from the rear ground floor bedroom which is accessed via the kitchen. No features of note internally.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT SITE HISTORY

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 16-12-1987
AW/288/89/L	Listed Building Consent for first floor extension to rear of property	Approve Cond 05-02-1990

REPRESENTATIONS**Representations received:**
Aldwick Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Listed Building Officer

Consultations responses received:

Historic Buildings Advisor

No objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

Listed Building Grade II

TPO

Class B Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)

The Form of New Development

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

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."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 Building or the character of the Conservation Area.

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

Principle

The dwelling is a Listed Building Grade II.

National Planning Policy Framework (NPPF)

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation. As a heritage asset is irreplaceable any harm should require clear and convincing justification. In this case, for the reasons given below, it is considered that the application is in accordance with this policy.

Effects on the Listed Building

This is a retrospective application as the dividing wall has already been erected and decorated. The application therefore is to determine what harm, if any, the wall causes to the Listed Building in accordance with Paragraph 132 of the NPPF as above. The wall provides division between a sitting room and a bedroom which is within an extension to the dwelling. It is not considered that this wall causes any harm to the integrity of the Listed Building.

Therefore it is recommended that Listed Building Consent is granted.

RECOMMENDATION

APPROVE