

CONSERVATION AREA CONSENT REPORT

REF NO: B/34/10/CA

LOCATION: Ilex Cottage
The Street
Burpham

PROPOSAL: Conservation area consent for new replacement dwelling to include demolition of existing building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for the demolition of 1No. dwelling within the Burpham Conservation for which consent is required. The demolition is to allow for the construction of a new dwellinghouse of a traditional design.
SITE AREA	0.0824 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Rear garden slopes down away from the dwelling.
TREES	Many within the site with 2 mature trees to front of site 1No. Ilex tree and 1No. Beech tree, however none of any significance are to adversely affected by the proposed development.
BOUNDARY TREATMENT	Flint wall to front boundary approximately 1.4m in height. Mature hedging and trees and various fencing enclosing the side and rear boundaries, some 3-4m in height.
SITE CHARACTERISTICS	Detached 1 1/2 storey dwelling, timber clad elevation on brick plinth. 1/2 hipped thatched roof. Gable porch section to north-west elevation. Detached timber clad garage with a gable red tiled roof. 2 eyebrow dormers to the rear elevation and 1st floor windows to both the south-west and north-east (side) elevations.
CHARACTER OF LOCALITY	Sited within the Burpham Conservation Area, area characterised by detached dwellings with a mix of types and styles of historic and modern dwellings. The dwelling also vary in scale and there proximity to the highway. Rural appearance to street scene.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
Awaited

Comments on Representations received:

None

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:
No objection (Improvement).

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Burpham Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity together with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

The application seeks permission for the demolition of 1No. dwellinghouse and detached garage within the Burpham Conservation Area. The building is neither a Listed Building nor a structure of character.

The existing dwelling is not considered to be a significant feature within the street scene and appears to be in disrepair. The house is viewed as part of the street scene; however there is a current planning application to which B/33/10 refers for the construction of a new dwellinghouse. The design of the proposed dwelling is considered to be an enhancement to that of the existing dwelling; therefore the proposed demolition will not detract from the character or appearance of the surrounding Burpham Conservation Area.

Demolition within a Conservation Area should not be undertaken unless a satisfactory planning approval is in place. Although the current application for a new dwelling is noted (B/33/10), it is prudent to attach a condition to this approval to prevent any demolition taking place until a satisfactory planning approval is in place and a contract for works agreed.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Conservation Area 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 This permission relates to the following approved plans:

Drawing No. 31/01; 31/06; 31/02A; 31/03D; 31/04E; 31/10C; 31/11B; 31/12A; 31/13B; 31/005; 31/14B; 31/07; 31/09; 09729_G Rev A; 09729_1 Rev A; 09729_E Rev A; 09729_R Rev A; 09729_S Rev A; and 09729 Rev A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The building forming the subject of this application shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission for the redevelopment for which the contract provides has been granted.

Reason: In the interests of the local environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This Conservation Area consent is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on character and appearance of the Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.