

APPLICATION REF: CM/6/06/L**LISTED BUILDING CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent to convert garage to dining room, Church House, Church Lane, Climping.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 0.16 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Flat.
TREES	None affected.
BOUNDARY TREATMENT	Front boundary has flint wall approximately 3m in height, south side boundary has close boarded fencing + hedging 1.8m-2m in height, north side boundary has flint wall approximately 3m in height, rear east side boundary has flint wall + hedging 1m-2.5m in height.
SITE CHARACTERISTICS	Grade II Listed Building. Two storeys with central doorway, casement and gothic type windows painted white. The front is cemented with the sides flints. Hipped slate roof. Driveway with double garage in rear garden.
CHARACTER OF LOCALITY	Rural area, St Mary's Church and church hall to north side, detached dwellings to south & east of site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
CM/3/54/A	Alterations, additions, drainage and access.	Approved/Conditionally 18-05-1960.
CM/13/95	Erection of new outhouse to provide double garage and store.	Approved/Conditionally
CM/18/00	Renewal of unimplemented planning permission CM/13/85 for erection of new outhouse to provide double garage and store.	Approved/Conditionally 24-08-2000.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Climping Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design	No objection.

POLICY CONTEXT

APPLICATION REF: CM/6/06/L**DESIGNATION APPLICABLE TO SITE**

Outside Built Up Area Boundary
 Listed Building Grade II
 Class C Road
 Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH5
 Arun District Local Plan : GEN7, DEV10

PLANNING POLICY GUIDANCE

PPS1 – Delivering Sustainable Development
 PPG15 – Planning and the Historic Environment

POLICY COMMENTARY

The above policies combined to describe the relevant development control criteria against which the application will be assessed particularly with regard to the character and appearance of the Listed Building.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 16(2) 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 there would be no materially adverse effect on the character or integrity of the Listed Building.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

The single storey dining room is within the main building on the north side elevation and was formerly a garage and has been converted into living accommodation for some considerable time. The conversion involved the removal of an up and over door and this was replaced by side casement mullioned windows, red brick surrounds and the wall prepared in knapped flints which is in keeping with the existing building. The conversion has been sensitively carried out and there is no adverse

APPLICATION REF: CM/6/06/L

CONCLUSIONS

effect on the character or appearance of the Listed Building and County Design have raised no objection.

It is therefore recommended that Listed Building Consent should be granted.



CLIMPING

CM/6/06/L

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Church Lane
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RECOMMENDATION

Approve
