

EG/2/07/L**LISTED BUILDING CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for alterations to previously approved plans EG/45/05/L - amended front door and adjoining window position 4 Malt Cottages, Church Lane, Eastergate
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks consent for amended door and window positions in the west elevation at ground floor.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	Fencing enclosing rear garden to approximately 2m. high.
SITE CHARACTERISTICS	End of terrace. Flint elevations. Plain tile roof. End elevation of building. Windows in side elevation are not as shown on plans. Window to door on front elevation white painted timber.
CHARACTER OF LOCALITY	Predominantly rural - residential ribbon development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/8/48	Alterations and additions.	Approved 24.12.48
EG/48/96/L	Application for Listed Building Consent for single storey rear extension to provide garden store/utility.	Approved Conditionally 20.12.96
EG/45/05/L	Application for Listed Building Consent to reconstruct 4 Malt Cottages to reinstate terrace.	Approved Conditionally 5.7.05

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design Officer	Amended front door and adjoining window position are acceptable.

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH4, CH5
Arun District Local Plan : DEV10, GEN7, AREA2

PLANNING POLICY GUIDANCE

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

POLICY COMMENTARY

The above policies combine to describe the relevant development control criteria against which the application will be assessed particularly with regard to the character and integrity 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."

Where the building is located in a Conservation Area, Section 72(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 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 material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The changes which form part of this application are minor in nature when compared with earlier approval. The window positions have changed in the south elevation and the door and window at

EG/2/07/L **CONCLUSIONS**

ground floor have swapped over on the west elevation. The style and design of the windows and doors remain as per the approved plans and have no adverse effect on the character or appearance of the Listed Building. Indeed the modified positions more closely reflect the original design of the property.

The application is therefore recommended for approval.

