

EG/63/07/L

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Replacement of wooden gates and a post at the entrance of the driveway. Brook Cottage, Church Lane, Eastergate.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed replacement of wooden gates measuring approximately 1.2m in height and 3.2m in length.
SITE AREA	216 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Gentle slope from east to west.
TREES	None of significance affected by this proposal.
BOUNDARY TREATMENT	1.8 close boarded fencing and trellis to the east, approximately 1.8m high bushes to the south and a 1.2m flint and brick wall to the west.
SITE CHARACTERISTICS	Semi-detached cottage, red brick elevations with the lower half being painted white, the roof is split on various levels the highest being thatched and the remainder being red/brown tiles.
CHARACTER OF LOCALITY	The area is predominately residential and the character of the existing development is predominately a mixture of period and modern properties, semi-detached and detached.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited.
LOCAL GROUPS	None.
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee.	No Comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Listed Building Grade II. Within Designated Conservation Area.

EG/63/07/L

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH4, CH5.
 Arun District Local Plan: AREA2, GEN7.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.
 PPG15 Planning and 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.

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 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 would have no materially adverse effect on either the visual amenities of the locality including the impact on listed buildings and Conservation Areas.

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 site is situated on a housing estate the character of which is predominately a mixture of semi-detached and detached period and modern properties. The proposal seeks listed building consent for the replacement of wooden gates and a post at the entrance of the driveway, the original had rotted away. The gates and post will be made of Oak which will be left to weather naturally so that they will be keeping with the style of the dwelling.

The scale, siting and appearance of the proposed gates are considered to be appropriate within the

EG/63/07/L**CONCLUSIONS**

context of the listed building and the conservation area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION

EG/63/07/L

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990**THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990**

RECOMMENDATION

Application Ref: EG/63/07/L

1 To Addressee**2 Site Address**

Brook Cottage
Church Lane
Eastergate

3 Description of Development

Application for Listed Building Consent Replacement of wooden gates and post at the entrance of the driveway

4 In pursuance of their powers under this Act and the Regulations the Council GRANT Listed Building Consent for the works as described to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

If the works approved involve a measure of demolition applicants are reminded of their obligation under Section 8(2)(c) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give at least one month's notice of their intention to carry out the work to English Heritage, Brooklands, 24 Brooklands Avenue, Cambridge. CB2 2BU.

RECOMMENDATION

EG/63/07/L

CONDITION 1 The works for which Listed Building 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.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity, on the surrounding area and its character including impact on the listed building and conservation area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC1, CH4, CH5.

LOCAL PLAN: AREA2, GEN7.

NATIONAL POLICIES: PPS1, PPG15.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Ms E Bailey