

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

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- Submit planning application comments
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All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 09 April 2021 17:20

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Zoe Toppin <Zoe.Toppin@arun.gov.uk>

Subject: FG/16/21/PL

FG/16/21/PL

Phoenix House Ferring Grange Gardens Ferring BN12 5HS

*Conversion of garage into bedroom & replace existing conservatory roof to solid roof with Velux
(resubmission following FG/144/20/PL)*

Phoenix House is an attractive Victorian building which forms a positive group with its neighbouring buildings and Church. It is noted that the building once formed part of Ferring Grange which was largely destroyed by fire in 1946 but what remained was converted to flats. Whilst the building is of Victorian appearance, it is suggested that on or very near this site was the old 'Ferring Manor Place', which is shown on the 1621 map. It therefore represents a succession of buildings from Norman times, where the Manor Court was held, and the principal landowner lived.

The current building still retains a number of attractive features which complement it and the setting of the neighbouring listed Church:

The Conservation Area covers the historic core of the village around St. Andrews Church and consists of Ferring Street south of the shops, Church Lane and Ferringham Lane north of Grange Close. It is a small area surrounded by 20th Century development. The roads that make up the area have retained their character partly through the informal approach to the design and layout of the area, with different building lines, different styles of architecture and different size gaps between buildings. The buildings, particularly those in Church Lane, are of higher quality than in the rest of the area, and there is a considerable uniformity of character through the use of flint, both in the buildings and the boundary walls.

The Proposal

The proposal is for the conversion of the existing garage into a bedroom as well as the replacement of an existing conservatory roof to one with a solid roof with one Velux window.

The replacement of the modern garage door and rendered section of walling will not harm either the building, character of the local area or neighbouring listed building. This is subject to details of the new window, brick and brick bond, details of which can be provided for by way of condition should you be minded to approve the application.

The proposed alteration to the conservatory will be on the rear elevation of the building. It would appear that this elevation has already been impacted as a result of the fire and conversion to apartments and is of less significance. The alteration would not be visible from the various heritage assets and is also considered to be acceptable.

Suggested Conditions

If minded to approve the application, the following conditions are suggested:

- Details of the proposed window
- Details of materials e.g., brick
- Details of the brick bond to be used in the section of walling to replace the garage door

Conclusions

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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