

LISTED BUILDING CONSENT REPORT**REF NO:** LY/10/11/L**LOCATION:** Highfield House
Crossbush Lane
Lyminster**PROPOSAL:** Application for Listed Building Consent for works to existing garages comprising: replacing roofing sheets, enclosing open garage & replacing east elevation cladding (This application lies within the South Downs National Park Authority)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is to convert the existing flat roofed modern style car port and garage to a double garage by enclosing the car port and replacing the eastern wall and roof covering.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site is elevated above land off Crossbush Lane.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging and ranch style fencing. Building is attached to flint walling approximately 2.5m high.
SITE CHARACTERISTICS	Detached two storey dwelling. White painted rendered elevations slate roof. Garage building to side. Plain tile roof and brick and flint elevations. Existing car port building sheet roofing, timber doors.
CHARACTER OF LOCALITY	Predominantly rural.

RELEVANT SITE HISTORY

LY/22/92/L	Application for Listed Building Consent for internal alterations to form enlarged bathroom at first floor level and enlarged entrance hall and kitchen at ground floor level	Approve Cond 02-02-1993
LY/24/93/L	Application for Listed Building Consent for a two storey extension to existing dwelling to provide enlarged bedroom and dressing room and provision of shutters to west and south elevation.	Approve Cond 25-06-1993

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Consultations responses received:

The garage is a minor change and is acceptable in this location.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built-up Area Boundary National Park

Class 'A' Road

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

South East Plan:

[SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan:

[GEN7](#)

The Form of New Development

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 impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) 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 it is not considered to materially affect the character or the setting of the Grade II 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 car port building is located adjacent to a flint wall to the eastern end of Highfield House. The structure is modern. It is proposed to retain the flint wall on the northern boundary, the western

wall and structural steel beam, spanning the south elevation and replace the defective timber posts with steel posts. The remainder of the south elevation would be infilled with two up and over steel doors to match the existing and adjoining garage door. The doors will be painted dark green to match the existing paintwork to the ancillary buildings. The roof sheets would be replaced with profiled metal roofing sheets in a dark green finish. The eastern wall would be completely replaced in timber studwork and lined externally with treated softwood weatherboard with a dark green stain finish. The profile and footprint of the existing building would not be increased as a result of the proposal.

The proposed alterations would not detract from the integrity or quality of the building and would not erode the historic interest of the buildings. The alterations proposed are minimal and sympathetic and only affect a relatively modern addition which is of no architectural merit.

The application is, therefore, recommended for approval subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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.

- 2 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the flintwall on the north elevation shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with PPS5.

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

SUMMARY

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

RELEVANT POLICIES

LOCAL PLAN: GEN7

SOUTH EAST PLAN: BE6

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.