

LISTED BUILDING CONSENT REPORT**REF NO:** LY/13/08/L**LOCATION:** Plough Cottage
Crossbush Lane
Crossbush Arundel**PROPOSAL:** Application for Listed Building Consent for utility room to rear elevation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for a small single storey extension to the rear measuring 2.4m x 3.5m, with a sloping roof
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Frontage 1m high wall rendered to neighbouring property 1.8m high fence.
SITE CHARACTERISTICS	Semi detached 2 storey dwelling part of former public house. Plain clay tile rendered decorations to rear. Kitchen has a tiled projection to the rear. The retaining garden wall would be reduced in depth. Garden area to rear and higher than patio area. White painted timber window.
CHARACTER OF LOCALITY	Predominantly residential in a rural setting. Dwellings are of varying design and age.

RELEVANT SITE HISTORY

LY/12/06/	Erection of 1 pair of semi detached houses with a detached covered car port on the adjacent site (Resubmission following LY/10/05)	Approve Cond 19-05-2006
LY/20/01/	Proposed alterations to front boundary wall to provide new means of access & new car port	Approve Cond 28-09-2001
LY/37/01/L	Application for Listed Building Consent - erection of a new satellite dish less than 90cm in diameter on the south east side of the rear chimney stack.	Approve Cond 06-02-2002

LY/44/00/	Conversion of public house to 2 dwellings.	Withdrawn 16-02-2001
LY/7/00/	Conversion of existing public house into two dwelling units with a first floor extension on north west and north east corners at rear plus erection of one new detached dwelling to west (Departure from Development Plan).	Approve Cond 20-07-2000
LY/8/00/L	Application for Listed Building Consent for conversion of existing public house and flat over into two dwelling units, with first floor rear extensions on north west and north east corners including internal alterations. Removal of staircase at rear, plus new windows (to match) on rear elevation and doors.	Approve Cond 20-07-2000

REPRESENTATIONS

Representations received:

Lyminster & Crossbush Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building Section

Consultations responses received:

County Design. No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside built up area.

Area special control for adverts.

Area of outstanding natural beauty.

Listed Building Grade II.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 DEV5 CH2 CH5	High Quality Development Parking Provision Areas of Outstanding Natural Beauty Buildings of Architectural or historical importance
Arun District Local Plan:	GEN7 AREA9	The Form of New Development Area of Outstanding Natural Beauty

PLANNING POLICY GUIDANCEPPS1
PPG15Delivering Sustainable Development
Planning and the Historic Environment**POLICY COMMENTARY****LISTED**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the impact on the listed building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**LISTED**

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 extension is small in size and would be constructed of materials to match the existing dwelling and located on the rear elevation. It would not therefore dominate the building or appear as a discordant feature. It would have no adverse effect on the character or appearance of the listed building. The existing opening would be retained and no important features would be lost. A reasonable amount of space would be retained around the building to preserve its setting.

The application is therefore recommended that consent be granted 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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

- 4 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 the character or integrity of the listed building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH2,CH5,AREA9

LOCAL PLAN: 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.