

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	R/135/17/HH
Address	Manor Cottage, Station Road, Rustington
Description	Replacement garage
Case Officer	David Easton
Date	9 August 2017

Manor Cottage is a Grade II listed building, prominently located in the Station Road, East Preston conservation area.

There is no objection to the replacement garage as it is well removed from the listed building and due to the 'set back' location, it will not feature in any important conservation area views.

The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation. The present proposal causes no harm to the significance of any designated heritage assets and there is no objection in terms of Local Plan 2003 Policy Area 2, and Local Plan 2014 Policy HER DM1 & 3.

Angela Haywood
Conservation/Design Officer