

PLANNING APPLICATION REPORT**REF NO:** R/173/10/**LOCATION:** West Preston Manor
Pigeonhouse Lane
Rustington**PROPOSAL:** Construction of new gatehouse and car barn with glazed link between gate house and existing green house. Replacement summer house within garden.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for a glazed link between the gatehouse and the existing greenhouse. It would be 4.5m long x 2.3m wide x 3m high constructed of a white painted timber frame over a brick base wall and a replacement summerhouse measuring 12.75 sq.metres.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint stone walling to Station Road and Pigeonhouse Lane 2m high increasing to approximately 3m at greenhouse position.
SITE CHARACTERISTICS	Building works under way at site. The gatehouse is nearing completion. Flint block elevations.
CHARACTER OF LOCALITY	Predominantly residential of low density.

RELEVANT SITE HISTORY

R/23/09/	Change of use from Class C2 (residential institutional) use & alterations to West Preston Manor, to form 1 No one bed. flat, 1 No two bedroom flat & 2 No three bed. cottages together with the erection of 2 detached three bed dwellings, parking spaces, car barns, cycle storage, refuse bin storage and amenity open space (Resubmission of R/239/08)	Approve Cond 23-03-2009
R/236/09/NMA	Minor Amendment to R/61/09/ for under cover cycle storage and additional window to north elevation of unit 6.	Approve 08-12-2009

R/76/10/L

Application for Listed Building Consent for construction of new glazed link between gatehouse and existing greenhouse

Approve Cond
11-06-2010

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

West Sussex - Listed Building

Conservation Area Advisory Com

Consultations responses received:

County Highways - No objection.

County Archaeologist - No comments on archaeological impacts are offered.

County Historic Buildings Adviser - New gatehouse looks pleasant on site. Negotiated link helps maintain a continuing use of the Victorian linear greenhouse.

Conservation Area Advisory Committee - No comment

Comments on Consultation responses:

Agreed

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade II

Tree Preservation Order

Class B Road

Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[AREA2](#)

The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
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 visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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."

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 is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

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 proposed link would be constructed of white painted timber over a brick base.

The provision of a single storey glazed unit to link the existing single storey greenhouse and new gatehouse would have no adverse effect on the setting of the adjacent Listed building or the listed greenhouse. It would reflect the materials of the existing Listed greenhouse and would be similar in appearance to the greenhouse being a light secondary structure. It would be visually integrated with the greenhouse. The provision of the link would ensure the long term use and maintenance of the Listed greenhouse facilitating its preservation in the long term.

The greenhouse makes an important contribution to the character and appearance of the Listed building and the Conservation Area. The link would assist in making a positive contribution to both.

One section of the existing greenhouse would need to be removed to join the link to the greenhouse, but this would not adversely effect the integrity of the greenhouse.

The gatehouse indicated on the submitted plans and car barn have previously received planning permission under R/23/09 and R/248/09/NMA and Listed Building Consent under R/76/10/L.

The link and summerhouse would not be readily visible from outside the site and it would not protrude above the boundary wall fronting Station Road. They would not be prominent or

obtrusive in the street scene or adversely affect the visual amenities or character of the area.

The proposed replacement summerhouse would not be significantly different visually from that existing. It would increase the floor area by 1.25 sq. metres and would be relocated further away from the listed wall and closer to the edge of the pond.

The works to the tree indicated on the submitted plan would need a separate application and an informative is included on the decision to this effect.

The application is therefore recommended for approval subject to the Conditions set out below.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following approved plans 0917/17 revB and 09/17/24 revA

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **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 or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS5

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

- 4 **INFORMATIVE:** This permission does not purport to grant consent to the lopping of the preserved Holm Oak tree referred to on drawing no.09/17/17 revB, which will require the submission of a separate application.