

Mr A & Mrs S Scruton
Elm Cottage
30 The Street
Rustington
BN16 3NX

Date: 26th November 2021

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:

Our Ref: R/230/21/DOC

Dear Mr & Mrs Scruton,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref R/305/18/L relating to Condition No 3 -
materials, finishes and joinery.
Elm Cottage 30 The Street Rustington BN16 3NX

Notification regarding the above application:

Condition Number 3

No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls, roof, piping (foul and guttering) and joinery (including details of the sealed glazed units) for the proposed garden room have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies HER DM1 and D DM1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
This application seeks to discharge condition no. 3 relating to materials and joinery details.

Comments have been received from the Conservation Officer regarding the submitted details relating to the proposed windows at the property.

He has noted that;

- Proposed units are of 'standard style and dimensioned' double glazing which is not appropriate within a listed building.
- Details provided are not clear as to whether the glazing bars will be internally or externally applied.

As such he concluded that he could not support the application.

The case officer has had regard to the Conservation Area Officers comments and agrees that this application is refused and condition No.3 is not discharged.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning