

CONSERVATION AREA CONSENT REPORT

REF NO: R/257/10/CA

LOCATION: 65 The Street
Rustington
West Sussex

PROPOSAL: Conservation area consent to knock down existing place of worship

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to demolish the existing single storey worship building.
SITE AREA	0.0416 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.2 - 1.4m high flint wall on boundaries.
SITE CHARACTERISTICS	Detached hall building. Single storey. Plain tile roof and brick elevations. Building surrounded by hard surfacing.
CHARACTER OF LOCALITY	Predominantly residential characterised by a mix of dwelling type and style.

RELEVANT SITE HISTORY

R/56/06/	Demolition of existing and replacement Place of Worship with same footprint as existing building and extension approved under application R/218/00.	Approve Cond 03-05-2006
R/256/10/	Re-erection of place of worship	Approve Cond 09-02-2011

REPRESENTATIONS

Representations received:

Rustington Parish Council

Objection:

The proposal would have a detrimental impact on the amenities and quiet enjoyment of the neighbouring property to the north, namely Jassamine Cottage. The proposal would represent an overdevelopment of the site.

Comments on Representations received:

None. Comments do not relate specifically to this Conservation Area application. They apply to the accompanying planning application R/256/10.

CONSULTATIONS

Conservation Area Advisory Com
Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee:
None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Designated Conservation Area
Building or Structure of Character
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7 AREA2	The Form of New Development Conservation Areas

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 the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Where the building is located in a Conservation Area, Section 71(1) Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 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 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 building it is proposed to demolish is of no particular merit in relation to its contribution to the character and appearance of the Conservation Area and its removal would have no adverse effect on the visual amenities of the locality. The existing building can be glimpsed from the access road

and the churchyard, but it is not readily visible from outside the site since it has no road frontage.

The application is therefore recommended for approval subject to a condition restricting demolition to a time when redevelopment has received planning approval and is subject to a contract for redevelopment. This would ensure the building is not left in a state of disrepair that would detract from visual amenity of the designated Conservation Area.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Conservation Area 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 building forming the subject of this application shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission for the redevelopment for which the contract provides has been granted.

Reason: In the interests of the local 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 conservation area consent is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual amenity or the character and appearance of the Conservation Area 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.