

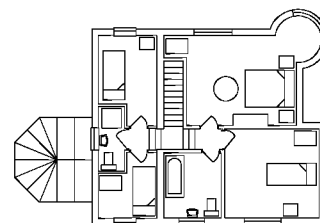
Surveyors and Designers

Building design

Planning

Surveys

Glazed structures



Bryceson Shaw Associates

Heritage Statement:

Our ref. 2376

ADC ref. R/23/20/L

17/05/2020

62 Ash Lane Rustington BN16 3BT

It should be noted that I have been unsuccessful in obtaining the listing details for the property as both the Heritage Gateway and Listed Buildings On Line do not appear to be functioning, also West Sussex HER returns no results.

The proposal is to amend the details of the converted garage approved under R/270/18/PL. The current application comes about as the result of possible enforcement action because R/270/18 was not built in accordance with the approved drawings. This application seeks to correct that.

Externally the changes between the approval and this application are 1 window on the West elevation in place of 2 and the replacement of a door with a window on the North elevation. No other changes were made and the remaining finishes are the same as originally.

Given that the majority of the finishes and aspects remain the same it is not felt that this materially affects the listed house. It should be noted that there is no physical connection between the buildings and they are some 18.8m apart. The flint walls defining the drive were untouched and remain as original.

Internally the room layout changed and an additional bedroom was created with the loss of the lounge, this is felt to be better able to provide holiday accommodation to a family rather than the original design, albeit the original design could have been used by a family so again we feel there is no loss of amenity to the listed building.

1.8m fencing was erected as approved and is maintained thus granting mutual privacy to the 2 buildings. The type of fencing is to be expected in any garden and again it is not felt that the house is detrimentally affected. The house already has wooden fencing to the Northern garden and road frontage.

A garden shed was erected within the holiday accommodation area and this application seeks to regularise that inclusion. As it is a standard “off the shelf” garden shed that can be found in any garden we do not feel it detracts from the house.

Overall we feel that the view of the 2 buildings within the street scene is little different from before the approval to convert was given and that the house has not suffered as a result of the changes to the holiday let.