

LISTED BUILDING CONSENT REPORT

REF NO: SL/25/11/L

LOCATION: The Grange
Church Hill
Slindon

PROPOSAL: Application for Listed Building Consent to attach a gate into an existing empty gateway from the road into the driveway. It will be set back 1 metre into the property with a side gate for pedestrian access. It will be a single 4 metre wide hardwood hook style gate with matching pedestrian gates. (1 fixed and 1 hinged). All in new oak with automatic sensor to open and shut. This application lies within the South Downs National Park Authority.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Flint and brick walling to the front, 0.5 - 1 metre in height.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey Grade II Listed building which houses a residential dwelling. It is served by dropped kerb access to the south which leads to a gravelled parking area.
CHARACTER OF LOCALITY	The site is located outside of the built-up area which is bordered by well spaced residential dwellings of a mixture of designs and scales. Flint walling and mature landscaping provide border the road and most places. The site and its surroundings fall within a Conservation Area whilst as well as within the wider area of the South Downs National Park.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Slindon Parish Council

No objection provided that the new gate opens inwards and is set back a sufficient distance to prevent vehicles stopping on the highway.

Comments on Representations received:

Noted. The gate is set back from the road and also has electric sensors which allow for automatic opening, The gate will be inward opening.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

CONSERVATION AREA ADVISORY COMMITTEE: No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

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 specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

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 gate will be set to the south of the Grade II Listed Building and is of a modest height, as such, it will have very little impact upon the appearance of the site and the setting of the building. Further, the appearance of the gate compliments the appearance of existing gates and timber post and rail fencing on the site, preventing a cluttered appearance from arising and continuing the rural characteristics of the surrounding area.

It is therefore recommended that Listed Building Consent should be granted, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building 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.