

HERITAGE STATEMENT

**Internal Alteration Convert an Existing Detached Garage
into Ancillary Accommodation for a Dependent Relative**

5 Goodacres, Arundel Road, Fontwell.

For Mrs A Harrison

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED**



1.0 Description of the heritage asset and its setting.

- 1.1 'West Gables', 5 Goodacres is a Grade II Listed Building (reference WA-16-52, DOE Reference 8/386) which sits on a generous residential plot in the village of Fontwell.
- 1.2 The local area is characterised by predominantly two storey residential dwellings in traditional style.
- 1.3 The main building was built in the early 19th Century and is in a cottage style with a mixture of white painted smooth render and flint/face brick wall finish. Windows are single glazed, wooden framed casement and sliding sash types painted white with glazing bars.
- 1.4 The pitched roof is covered with plain clay tiles. There is a side bay window with wooden uprights with a lead covered flat roof above.



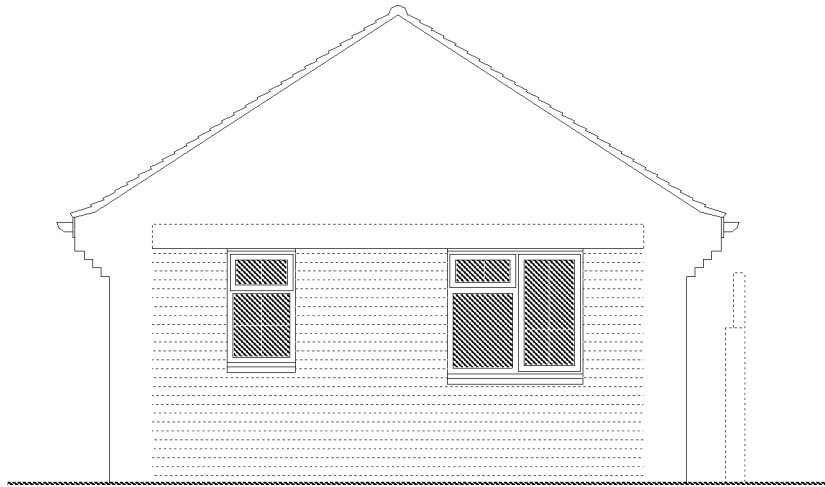
Photo – Picture of the main house.

- 1.5 Within the grounds is a detached garage constructed in painted brick walling with plain clay tiles to a pitched gable ended roof. The building is rectangular in plan shape with a pitched gable ended roof.



Photo – Picture of the detached garage.

- 1.5 The structure measures approximately 6.3 x 5.1 metres in overall plan area and not part of the listing of the main property and is used as a domestic garage and for general storage purposes.
- 1.6 The applicant wishes to convert the building into an annexe for a dependent relative. The conversion work involves no extension to the building, merely internal alterations to form a living/bedroom area with a small kitchenette and shower room.
- 1.7 The only external alterations are the filling in of the garage door with matching painted brickwork and some new windows and a door to serve the created rooms inside.



Picture – Proposed view of the bricked up garage door opening to the front of the building.

2.0 Assessment of significance.

- 2.1 The current development plan for the Arun District is the 2003 Local Plan. The site lies within the boundary of the built up area as defined in Policy GEN2 of the Local Plan. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.
- 2.2 Policy GEN22 deals with 'Buildings or Structures of Character' and states that 'Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted'.
- 2.3 The garage is not part of the Listing.

3.0 Design concept of the proposed development.

- 3.1 This application seeks permission to convert the building into an annexe for a dependent relative with some infill walling, new windows and a new personnel door.

- 3.2 The building is otherwise unaffected by this proposal and the character remains unchanged.

4.0 Impact of the development.

- 4.1 As the alterations relatively minor, there is no extension proposed to the building, the changes will have no impact on the Listed Building or the street scene.
- 4.2 The infill walls are to be constructed with materials to match existing and windows and doors are to be complementary wooden casement types with 'Slimlite' double glazing to ensure that glazing bars are in keeping with existing.

5.0 Conclusion

- 5.1 It is felt that the minor alterations that facilitate this development has no impact on the visual character or setting of the Listed Building.
- 5.2 In addition to this, the works will ensure that the building is retained in a structurally sound manner and will continue to positively enhance the visual amenities of the area and that the proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the main listed house or the established character of the surrounding area.
- 5.3.1 In the event that the application be presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.

30 September 2019