

HERITAGE STATEMENT

Addition of temporary structures within the curtilage of West Gable 5 Goodacres, Arundel Road, Fontwell, BN18 0SF.

For Mrs A Harrison prepared by Mr S Darlington

1.0 Description of the heritage asset and its setting.

1.1 'West Gables', 5 Goodacres is a Grade II Listed Building (reference WA16-52, 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 front wall of the main building was built in the early 19th Century, the rest was rebuilt/renovated in the 1980's 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.



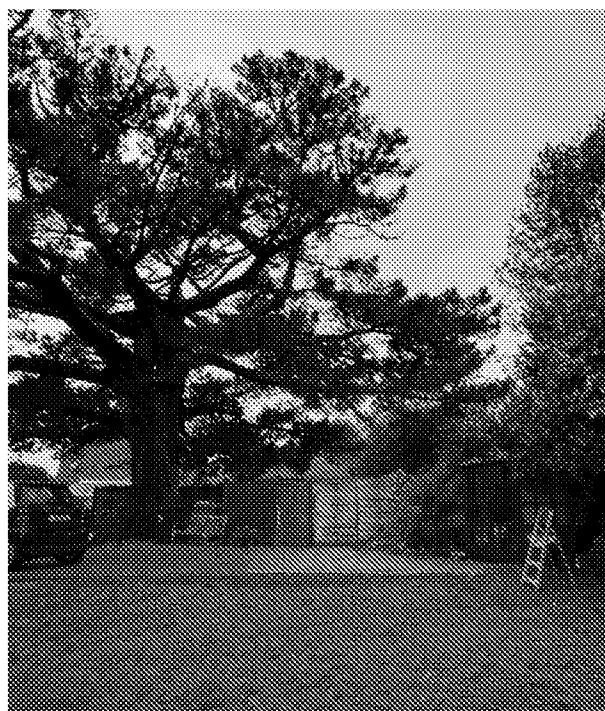
1.5 Within the grounds is a detached ancillary accommodation, a garage conversion due to be completed in October 2020 (WA/100/19/L) constructed in painted brick walling with plain clay tiles to a pitched gable ended roof. The building is rectangular in plan shape with a pitched gable ended roof.

Photo – Picture of the ancillary accommodation



1.6 The intent is to replace the facilities lost with the garage conversion with two temporary structures. A carport to reduce the hazards of parking under a large tree and shed to store tools etc from both the garage and a decaying summer house.

Photo – Large tree (with TPO)



1.7 The gardens are laid mainly to lawn with several slabled paths, and the driveway is a brick pavers with shingle parking and turning areas. The north side of the garden is dominated by several overgrown bushes primarily laurel, in front of a stone wall and 6ft wooden fences.

Photo – Proposed locations of Shed and Carport respectively



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 garden, the walls or any part of the boundary are not part of the Listing.

3.0 Design concept of the proposed development.

3.1 This application seeks permission to construct two temporary structures in the form of a carport and a shed.

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

4.0 Impact of the development.

4.1 As the constructions are reversible and classed as temporary, positioned as far as practical away from the house and their visual impact will be muted, these changes will have no impact on the Listed Building, the street scene or neighbours.

4.2 The height and size of both structures will not exceed the “permitted development” for a non-listed building.

5.0 Conclusion

5.1 It is felt that the temporary nature of these constructions will have 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.

1st September 2020

Prepared by

Mr S Darlington

