LISTED BUILDING CONSENT REPORT

REF NO: **WA/58/10/L**

LOCATION: Malt Cottage
The Street
Walberton

PROPOSAL: Application for Listed Building Consent for minor amendments to WA/10/10L; increase depth of proposed rear extension by 300 mm and replace 2 x first floor rear metal crittall window sets with timber framed glazing to match existing east elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension measures approximately 7.4m in width, 1.7m in depth and 2.6m in height.
SITE AREA	Approximately 494 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	East side boundary has brick wall + close boarded fencing approximately 2.5m-3m in height, west side boundary has elevation of extension, rear boundary has dwarf gates then open onto fields.
SITE CHARACTERISTICS	Detached two storey property that was formerly a malthouse. The front elevation in unaltered and the rear elevation has an existing glazed porch with a recently constructed single storey extension on the west side elevation. Patio area to the rear with three steps that lead up to the garden. The property has smooth rendered walls painted white, black painted window frames with a red tiled roof.
CHARACTER OF LOCALITY	Grade II Listed Building within the Walberton Village Conservation Area. Residential comprising detached, semi-detached and terraced properties of various styles and designs, many of which are Listed.

RELEVANT SITE HISTORY

WA/9/05/L	Application for Listed Building Consent for demolition of existing outbuilding, single storey extension at rear, rear glazed porch together with internal alterations	Approve Cond 14-03-2005

WA/73/05/L	Application for Listed Building Consent for a glazed porch at rear of property (Re-submission following WA/9/05/L)	Approve Cond 23-09-2005
WA/10/10/L	Application for Listed Building Consent for rear extension & internal alterations.	Approve Cond 24-03-2010

REPRESENTATIONS

Representations received:

Walberton Parish Council

Walberton Parish Council
No objection

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building
Conservation Officer
Conservation Area Advisory Com

Consultations responses received:

County Design
The proposal to increase the depth of the rear extension and replace two first floor crittal windows by timber framed units, to match the existing east elevation is acceptable.

Conservation Officer
Awaited

Conservation Area Advisory Committee
No objection

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary
Within the Walberton Village Conservation Area
Grade II Listed Building
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	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 specific regard to impact upon the Listed Building, character and appearance of the Conservation Area.

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."
Where the building is located in a Conservation Area, Section 71(1) of the Act 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 Grade II Listed Building or the character 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 application seeks to increase the size of the rear extension which has recently been approved under WA/10/10/L and it also seeks to replace the two first floor windows on the rear with timber that will match the existing windows.

The rear extension will now be increased from 6.7m in width with a depth of 1.7m in depth with the height remaining the same as previously approved 2.6m. The window details although the same number have been re-ordered with the removal of the two small windows which serve the kitchen and the installation of french doors which will serve the dining room area are to be slightly widened with the installation of a lintol above which will create a through area to the extension.

The existing two metal windows at first floor level on the rear elevation are to be replaced with timber single glazed windows that will match the design of the existing.

It is not considered that the removal of the existing windows to create a wider opening and minimal increase in the width and depth of the extension would detrimentally harm the architectural or historic interest of the building. The replacement timber windows are a great improvement on the existing metal windows and will enhance the rear elevation.

Taking this into account it is recommended that Listed Building Consent 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.

2 This permission relates to the following approved plans: Location, Block, Floor/Elevations Edition 2 Sheet 1 received on 21st July 2010, Window details Edition 2 Sheet 3A received on 9th August 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 All external joinery shall be of painted timber and shall match in all details those existing in the extension on the west elevation.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with GEN7 of the Arun District Local Plan and PPS5.

5 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

6 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

7 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, 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.