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From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 15 December 2020 10:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/65/20/PL

Consultee response

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 November 2020 17:27
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: WA/65/20/PL

WA/65/20/PL

Little Box Cottage Walberton Green Walberton BN18 0AT

Change of use of upstairs of barn/garage building as occasional holiday let, use of half of one of the 3 lower bays of the garage as a workshop/office & addition of 2 wooden garage doors to the 2 open bays on the front elevation with addition of window to rear elevation (easterly bay)

Friars Oak and Little Box Cottage form one building. It is identified as being of C18 or earlier origin, two storeys. Painted brick, a thatched roof and casement windows. It is of historical significance.

The cottage is also located within the Walberton Green Conservation area. This consists of a small area of low density development which focuses mainly around the village green and contains a number of attractive buildings which are representative of the vernacular style.

There is a modern 3 bay wooden barn style garage within the grounds of the listed building. This application seeks permission for the introduction of two sets of doors to two of the bays, a window on the ground floor and for the change of use of the first floor space to occasional holiday let.

The additional doors and window will not affect any historic fabric and appear to be suitable for the modern building. They are also of a scale/appearance which will not impact on the appreciation of either the listed building or the conservation area.

Further, the change of use, which would see the first floor used as occasional holiday accommodation, is such that it is considered that it will not cause harm the heritage assets.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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