

Y/64/07/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	- Application for Listed Building Consent for the erection of a side extension to provide enlarged kitchen 4 Laburnum Cottages Main Road Yapton
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension
SITE AREA	101 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Undefined or fencing
SITE CHARACTERISTICS	C18 L-shaped two-storey building much altered since, with red brick south fronted stuccoed. Tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design	It is not visually an improvement on this cottage. It does not enhance. Refuse
Conservation Area Advisory Committee	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Conservation Area Listed Building Grade II Class B Road

Y/64/07/L

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, DEV5, CH41, CH45
 Arun District Local Plan: GEN7, AREA2, DEV10, DEV11, DEV12

PLANNING POLICY GUIDANCE

PPS1: Delivering Sustainable Development
 PPG15: Planning and 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

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 16(2) 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 would have a materially adverse effect on the setting or special architectural or historic interest of the Grade II Listed Building and adversely affect the character and appearance 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 south-east elevation is a principal elevation that is visually prominent. The extension would result in an incongruous addition that elevation and would, therefore, adversely affect

Y/64/07/L**CONCLUSIONS**

the special architectural appearance or historic interest of the Listed Building. It is therefore recommended that Listed Building Consent should be refused, subject to the reasons set out overleaf.



RECOMMENDATION



PLANNING (LISTED BUILDING AND CONSERVATION
AREAS) ACT 1990

THE PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) REGULATIONS 1990

RECOMMENDATION

Application Ref: Y/64/07/L

1	To Addressee
2	Site Address 4 Laburnum Cottages Main Road Yapton
3	Description of Development Application for Listed Building Consent for the erection of a side extension to provide enlarged kitchen.
4	

RECOMMENDATION

REASON 1 The extension would represent an incongruous addition to a principal elevation of the Listed Building to the detriment of the special architectural and historic interest of that Listed Building, and adversely affect the character and appearance of the Conservation Area. It would therefore conflict with policies DEV1, CH1, and CH5 of the West Sussex Structure Plan, and AREA2, DEV10 and DEV12 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr M Porter

12th September 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT