Expiry Date - 11/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0490/10 **Recommendation – Refuse Application**

Site: **Sompting Peverel Church Lane Sompting Lancing**

Proposal: **Application for Listed Building Consent for reinstatement of vehicle access through boundary wall and proposed gate**

The Application

The application property is a Grade II listed building located within the Sompting Conservation Area, to the north of the A27. Planning permission was granted in 1996 for numerous alterations including the closure of a vehicular access and the construction of a flint wall (S/35/96). This application seeks listed building consent to reinstate the access and to install ironwork gates. A separate planning application has also been submitted for the gates (ADC/0491/10).

Consultations and Representations

Consultations/Comments

West Sussex County Council - The County Conservation Architect has not responded

ADCAG – No objection provided the workmanship is to the same standard as that applied to the installation of the previous entrance.

Sompting Parish Council – Object. Application should be refused in the interests of the character of the locality. The loss of flint walls in Sompting should be prevented. Proposal is contrary to the character of the locality. Concerned at proximity of proposed entrance to the road junction.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AB5, AB6, AB7, AB8, AB9, AB10
PPS5 ‘Planning for the Historic Environment’ (DCLG 2010)
PPG13 ‘Transport’ (DCLG 2011)

Planning Assessment

Policies

Policies AB4-6 refer to development within Conservation Areas and require it to preserve or enhance the character and appearance of the area. The retention of original flint walls is seen as a key aim of the Sompting Conservation Area report. It should be noted that the section of wall subject of this application is not original. However, flint walls are clearly an important part of the character of this Conservation Area.

Policies AB7-10 relate to listed buildings and any development should not adversely affect its setting.

Impact on character and appearance of the Conservation Area

The proposal is to reinstate a 2.5m wide vehicular access approximately 5.5m south of an existing vehicular access. The section of wall to the south appears to be original with the newer wall to the north. It would result in the loss of a section of flint wall which, whilst not an original feature having been constructed in 1996, nevertheless is a well constructed feature which, when constructed, enhanced the character and appearance of the Conservation Area and now forms an important boundary around this listed building in the Conservation Area. Consequently, its partial loss is not considered to be desirable.

There is doubt as to why such an access is necessary given the proximity of the existing access to the north. Planning permission was recently granted to construct an ‘annexe’ on land to the north of the main house (ADC/0058/10) and there is concern that, if permission were to be granted, this would make it easier to subdivide the plot and form a separate dwelling.

The proposed gates are decorative and would be of ironwork construction to match the style of the gates to the north. There is no objection to their appearance.

However, due to the proposed loss of wall and subsequent adverse impact on the character of the area, the application should be refused.

Recommendation

REFUSE for reason that:-

The proposed loss of a section of a flint wall would have a harmful impact on the character and appearance of the Conservation Area and would conflict with policies AB4-6 of the Adur District Local Plan and advice in PPS5 which seek to preserve or enhance the character or appearance of such areas.

Case Officer Peter Barnett Date 31 March 2011