

The Gatehouse 26 Warnham Road, Goring-by-Sea BN12 4LL

**Planning and Heritage Statement as part of
Householder Planning Application**

Introduction

The Gatehouse, 25 Warnham Road is a traditional style building of 'gatehouse' appearance built in the late 1990's under Planning Permit 97/05945/ARM

The house is under Article 4 direction as a result (probably) of its proximity to the Courtlands School which is a Grade 2 Listed Building.

The house is not in a Conservation area.

The Proposal

The proposal is the replacement of windows and doors.

The traditional multi pane windows at first floor which are timber double glazed to be replaced similar style and traditional appearance window in white colour uPVC.

Windows at ground floor are to be replaced at the front with similar style multi pane sash windows in white colour uPVC. The rear are to be more modern style single pane windows in order to reduce the 'visual clutter' of glazing bars for the garden views from within.

Windows at first floor – north, west, south and east will all be replaced similar style traditional appearance sash windows in white colour uPVC.

None of the proposed new window sizes or shapes change, either increase or decrease.

Heritage and impact of the proposal.

The front elevations will retain traditional multi pane sash windows therefore will be of the same appearance to the existing so the proposal will have little or no impact on the 'street scene'.

The windows at first floor which are visible from the surrounding area will remain as traditional multi pane sash style so the proposal will have little or no impact.

The change of windows at ground floor side and rear to single pane more contemporary style are all within the enclosed rear garden which has substantial boundary fences and vegetation so these aren't visible from the surroundings.

Conclusion

The proposal will have little or no impact on the surrounding in terms of views of The Gate House in relation to the nearby Listed Building with the more visible part of the building - the front and first floor sides and rear retaining a traditional appearance as per the existing.

The change of window style at side and rear ground floor is relatively concealed and not really seen from the nearby Listed Building.

The proposal is therefore deemed to have little or no detrimental impact to the surrounding aesthetic and it is respectfully requested that Planning Permission be granted for the proposed new windows.

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