Rep 22/10

Development Control – Delegated Report

Application Number: ADC/0059/10 Recommendation – CA Consent

Site: Sompting Peverel, Church Lane, Sompting BN15 0AZ

Proposal: Application for Conservation Area Consent for demolition of modern barn and carport

The Application

The proposal is for demolition of a modern 'barn' and carport and is associated with a proposal for a new two-storey ridge-roofed building (with its lower floor excavated into the ground) for use as an ancillary annex for guests (ADC/0058/10).

The 'barn', in a relatively isolated position 35m to the west of the proposed new building, was built in about 1999 (SU/35/99) and is constructed with flint walls, brick quoins, and a slate roof. The car port is built of timber and appears to be a recent unauthorised construction.

The application is accompanied by a Design & Access Statement, Waste Management Statement, and an Arboricultural Report & Planting Proposal.

Consultations and Representations

West Sussex County Council: No objection.

South Downs Joint Committee: No objection.

Adur District Conservation Advisory Group: No objection provided appropriate conditions are imposed.

Sompting Parish Council: No objection but wonders why the barn needs to be demolished.

Third Parties: The South Downs Society have no objection but ask that the site of the demolished barn be restored to garden use as any further development would result in a proliferation of buildings and detract from the character of the area.

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): CC6, BE6
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4-5, AB11
PPS5 ' Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

The relevant concerns are limited to the effects of the demolition on the character and appearance of the Conservation Area and the listed building.

Policies

There is a statutory duty to have special regard to the desirability of preserving the setting of listed buildings and also to pay special attention to the need to preserve or enhance the character or appearance of Conservation Area (as reflected in policies AB4 and AB11).

Impact on Character and Appearance of Conservation Area

The existing modern buildings proposed for demolition have no architectural merit or historic interest. Their removal and redevelopment of the site would result in a visual improvement to the setting of the listed buildings and the character and appearance of the Conservation Area.

It is acknowledged in para 7.13 of the Local Plan that not all buildings in the Conservation Area contribute positively to their character. Hence, with regard to policy AB5, there is no need for a condition to prevent demolition from taking place until a contract for redevelopment has been awarded and planning permission granted.

Recommendation

That Conservation Area consent be granted for the reason that:-

2PC (amended) The proposed demolition would enhance the setting of the listed building and the character and appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AB4-5 and AB11).

Subject to:-

1. C1Cii (Standard Conservation Area Consent time limit)

Case Officer. [redacted] Date....1/4/10.....