

Planning Heritage Statement

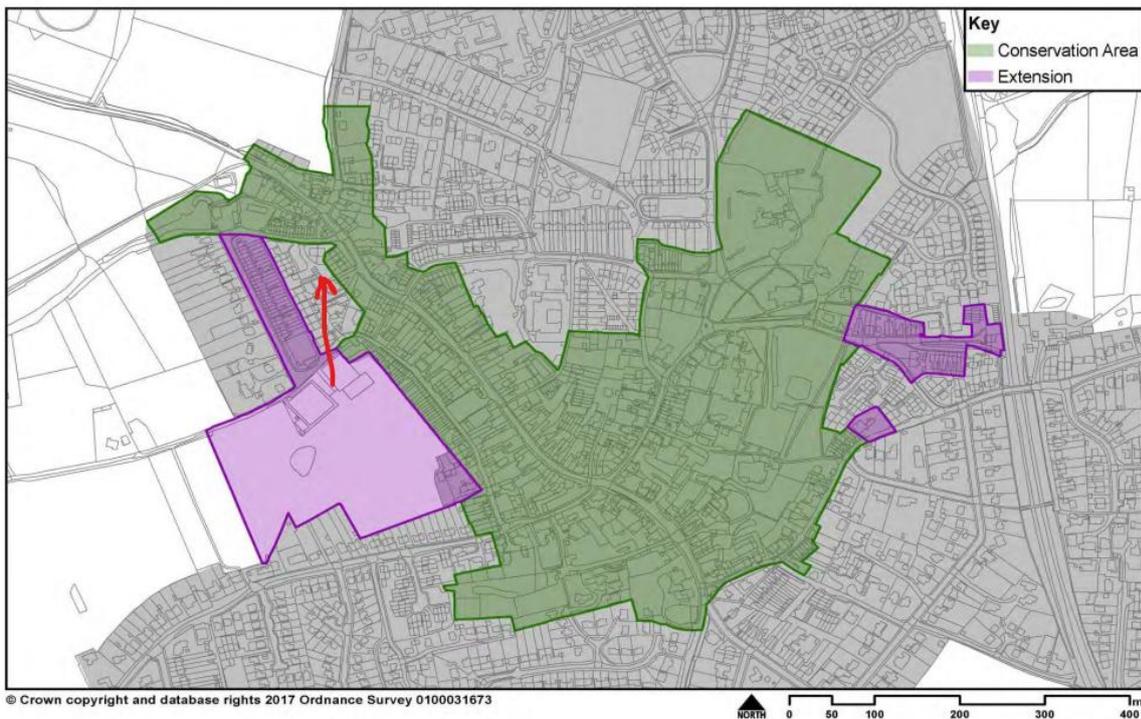
1 Assessment of Heritage Significance

I referenced the Steyning Appraisal and Management Plan which is available online at https://www.horsham.gov.uk/_data/assets/pdf_file/0004/63094/Steyning-Appraisal-and-Management-Plan.pdf to check if the proposed changes lie within the Conservation area.

My understanding of the various plan drawings are that the land that 18 Sir Georges Place, garage and associated car parking space occupies is actually outside of the adjacent Conservation Area.

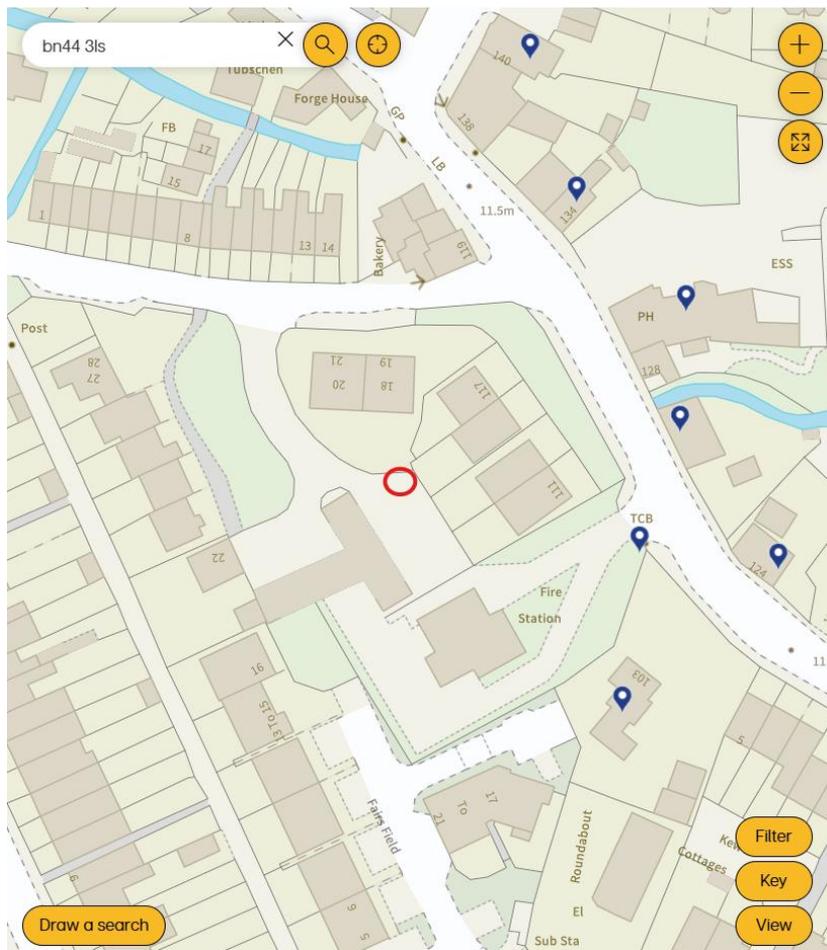
For reference, I have drawn a red arrow to indicate the location of the proposed car parking space below. It can be seen that whilst this is adjacent to the conservation area, it is actually in an area that is just outside of it.

Map 2: Steyning Conservation Area



As such, I do not believe that this planning application is subject to any additional requirements that might be required within a Conservation area.

I have also checked <https://historicengland.org.uk/> but whilst some listed buildings are indicated nearby, there is nothing of note within the proposed planning area of the car park at the back of the garages – as per the diagram below, with a red circle to indicate the location of the proposed new car parking space.



2. Assessment of impact

The location of the proposed new car parking space is within an area that is jointly owned and used by residents of 8 local properties – being Flats 18, 19, 20 and 21 Sir George’s Place who each have an allocated garage and access directly from the land jointly owned by them and also 117,115,113 and 111 High Street, Steyning, who have access to the car park and associated garages via the rear of their properties.

Residents who will be particularly affected by the proposed works will owners of 18, 19, 20 and 21 Sir George’s Place and may use the existing pathway and steps to access the car park. Plus the residents of 117 High Street who access the car park via an existing step at the back of their property.

3. Justification and Mitigation

The garage that is owned by 18 Sir George’s Place does not have sufficient space to park a car in front of it – unlike the other seven garages in the block. The creation of a car parking space will bring the first garage into line with the others and will ease parking pressure on the entrance road to the car park.

The proposed works are to demolish an existing dwarf wall and steps and then to re-build a new dwarf wall and steps in a position to allow a hard standing car parking space – directly opposite

the first garage in the block and matching the spaces in front of the other seven garages. The existing step access to both the side pathway and rear will be maintained via new steps to allow ongoing usage.

The materials used will be chosen to closely match the existing brickwork and hard standing (concrete) surface in order to blend in with the existing appearance of the car park.

Where existing plants and shrubs need to be cut back, this will be done so carefully in order not to remove the plant and only sufficient to allow the new dwarf wall and steps to be built.