

Dormer House, School Lane, Steyning

Dear Dan,

Dormer House is an attractive building reflecting a domestic, vernacular character of Steyning. Although not listed in its own right, it does have a clear historic connection with, and formed part of the grammar school before 1st July 1948. For this reason it is considered to form part of the listed building. The proposed conversion to a single dwelling will not have a great impact on the appearance of the building and will not harm the special interest of the listed building. I am also content the reversal of the alteration that removed the ground floor doors is agreeable. However, the proposal for plastic windows is not appropriate in this context. I am satisfied the replacement windows can be fitted with thin section double glazing but they should remain traditionally constructed timber sashes, hung on sash cords. Due to the inherent weakness of the plastic windows in comparison to jointed timber, the sections need to be more massive which results in a different appearance to the more slender and elegant timber sashes. Please ask for confirmation that the replacement windows will be in timber before determining the application. I assume there will be desire for off street parking. This should be confirmed as part of the application as well as any fencing or walls to create a private garden. I have suggested conditions below.

Regards,
Seán

LB07 Submission of Details

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

Drawings to a scale not smaller than 1:5 fully describing new and replacement windows and external doors.

These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

MD30 Hard and Soft Landscaping

Pre-commencement Condition: Prior to commencement of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Seán Rix

Senior Conservation Officer

Specialists Team - Strategic Planning