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HERITAGE STATEMENT

Site: Wood Cottage, Ifield wood, Ifield, West Sussex, RH11 0LE

Proposal: Proposed single storey rear and side extension.

Overview

This statement is required in order to assess the impact that the proposed development would have on the listed building of Oak Lodge. The building is a Grade 2 listed property. The statutory listings description reads as follows:

2. Original portion C18. Two storeys. Two windows. Faced with weather-boarding. Tiled roof. Casement windows. Later addition to west.



Figure 1 – Aerial photograph showing relationship of the application site to the listed property.

Figure 1 demonstrates an appreciable separation distance between the listed building and the application property of Wood Cottage. There is also a significant number of large trees and hedging located along the western boundary which separate and screen the application site from the curtilage of the listed building.

The consequence of this is that Wood Cottage, when viewed from the rear where the proposed extension will be located, has no visual relationship or connection with the listed building of Oak Lodge. It is not seen within any views of the Heritage Asset.

Below is the view looking north toward the rear of Wood Cottage, where the rear and side extension is proposed to be constructed.



Figure 2 – View looking toward the rear elevation of Wood Cottage. No view of Oak Lodge in this context.

Planning Policy Framework

Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires special regard be had to the desirability of preserving the setting of listed buildings.

Relevant advice within the National Planning Policy Framework 2019 is reproduced below.

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The statutory Development Plan comprises the Horsham District Planning Framework 2015. The relevant policy in this Plan (**34**) is reproduced overleaf

Policy 34

Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. **Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;**
2. **Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;**
3. **Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;**
4. **Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;**
5. **Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;**
6. **Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;**
7. **Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and**
8. **Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.**

It is Points 5 and 7 of this policy that are most relevant.

Evaluation

The proposal of this application is to erect a single storey extension which would be located to the rear of the property and would join up to an existing side extension.

As the proposed extension will be to the rear and side of the existing property, nestled between existing structures, it will not be seen in the same context as the listed building of Oak lodge. Therefore, there will be no visual relationship between the two.

Being only single storey, the proposed extension will be modest in scale when compared to the existing dwelling and will play a subordinate role that will not dominate the existing structure as a result of its scale, mass or siting. It will therefore have no detrimental effect on the character of the existing building. Furthermore, the position and scale of the proposed development, located to the rear of the property, means that it would have no visual impact on the street scene or the adjacent heritage asset when viewed from the public highway.

It is appropriate to conclude that the extension proposed by this application would not have any material impact on the setting of the identified Heritage Asset.

As such, the development would meet the requirements of Section 66(1) of the Act. Further, Policy 34 of the HDPF 2015 would not be infringed by this proposal.

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