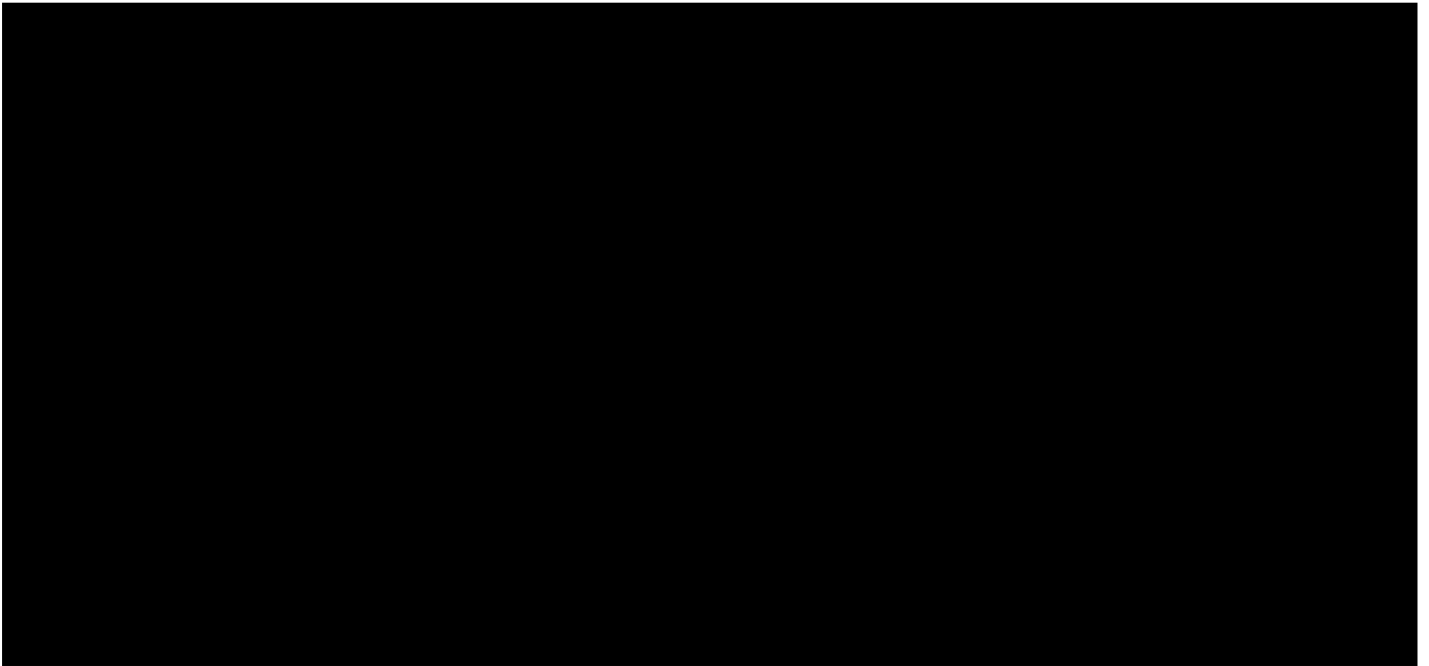
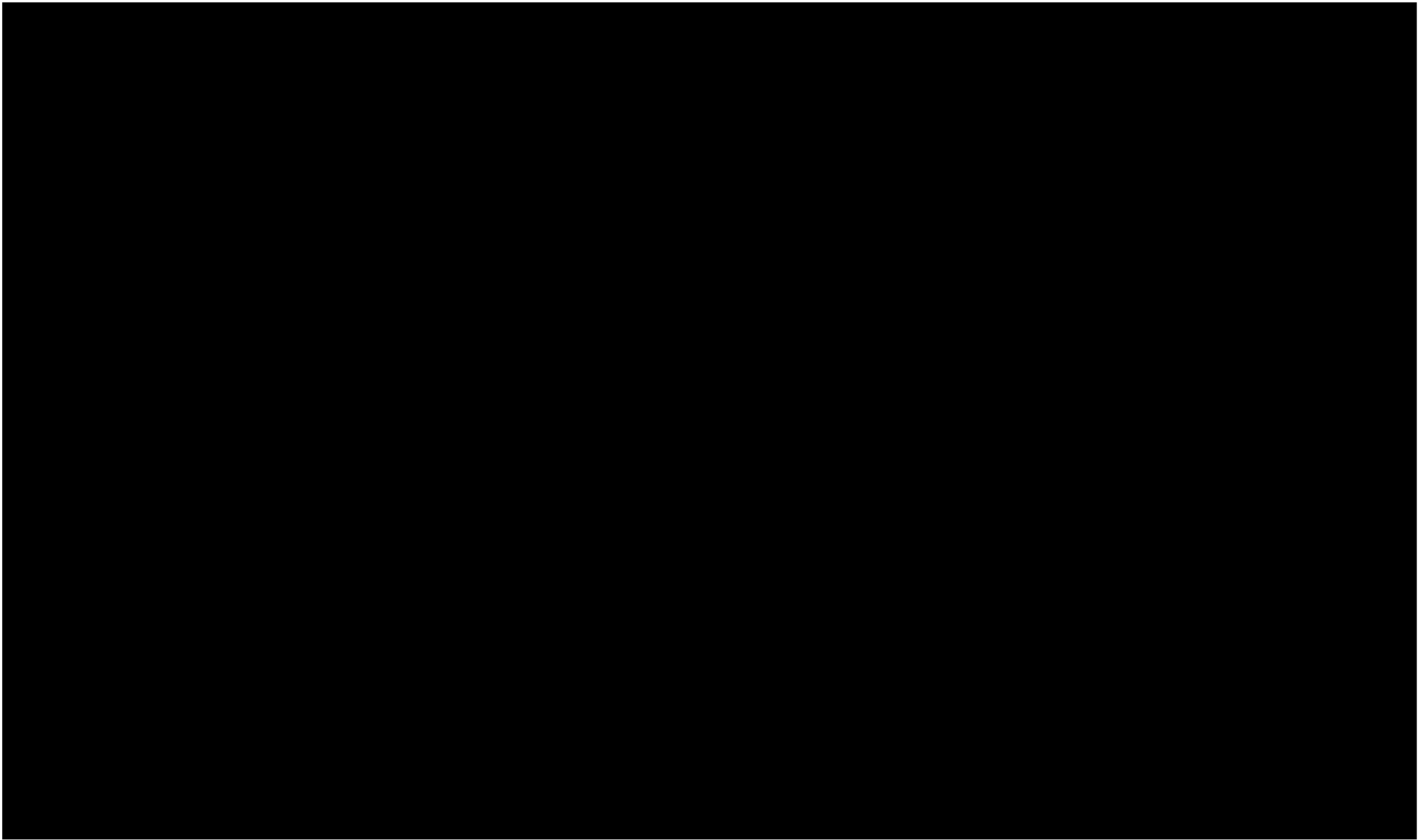




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**From:** Amanda Scholes <[Amanda.Scholes@arun.gov.uk](mailto:Amanda.Scholes@arun.gov.uk)> **On Behalf Of** Planning Responses

**Sent:** 14 January 2021 12:06

**To:** Zac Denton <[Zac.Denton@arun.gov.uk](mailto:Zac.Denton@arun.gov.uk)>

**Subject:** RE: AB/109/20

Hi Zac

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: [amanda.scholes@arun.gov.uk](mailto:amanda.scholes@arun.gov.uk)



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

**From:** Zac Denton <[Zac.Denton@arun.gov.uk](mailto:Zac.Denton@arun.gov.uk)>  
**Sent:** 13 January 2021 07:17  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** FW: AB/109/20

Consultation response

**Zachariah Denton**  
Planning Officer

**T:** 01903 737500 (37337)  
**E:** [zac.denton@arun.gov.uk](mailto:zac.denton@arun.gov.uk)



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**From:** Martyn White <[Martyn.White@arun.gov.uk](mailto:Martyn.White@arun.gov.uk)>  
**Sent:** 12 January 2021 10:40  
**To:** Zac Denton <[Zac.Denton@arun.gov.uk](mailto:Zac.Denton@arun.gov.uk)>  
**Subject:** AB/109/20

Zac,

ADDITIONAL COMMENTARY

Number 36 King Street is located to the immediate north of the application site. It is a Grade II Listed Building of red brick construction, with a grey header stringcourse, and false window of grey headers above the front door. Hipped tile roof with red brick chimneys and brick modillion eaves cornice. 2 windows range of double-hung sashes with glazing bars. One 6 panelled door, partly glazed, in mounded surround with pediment, with 3 modern steps up. The building is considered to be of architectural significance.

To the immediate south of the application site are no's. 24 to 30 (even) King Street, which are an early C19. terrace of cottages (2 storeys). The front elevation is flint and brick dressings. Pitched slate roof. Brick chimneys and modillion eaves cornice. They are of aesthetic significance.

The neighbouring listed buildings are mainly appreciated from the road to their front, which consists of a range of terraced buildings which front directly on to the pavement. They also form part of an attractive group with the other terraces in the road. This creates an urban context, which is enhanced through the high density nature of the road, the presence of on-street parking and lack of space in the street.

At present an existing hedgerow provides a boundary for the application site and the neighbouring property to the north (no. 36). The proposed extension would be located close to no. 36 King Street and would require the loss of part of this hedgerow which provides separation between the two properties. It appears to be a fairly substantial hedge. However, it is assumed that it could be removed and replaced by an alternate means of enclosure without the need for the submission of a planning application, as the dwelling subject of this application is itself not listed.

The removal of the hedgerow would open up this part of the garden to the neighbouring listed building, which would mean that the proposed extension would be visible from the rear amenity space of the neighbouring property. However, I note that the applicant has indicated on the plans that some form of means of enclosure would be provided. Further, I also note that the 'Agent supporting Document' contains the following: 'The extension has been designed so as to not sit directly on the boundary line and has allowed for enough space for planting suitable to cover the new brick wall if this is the neighbour's preference'. The re-introduction of mature hedging would help to reduce and soften the impact of the extension, although this could be enhanced by ensuring that more of the existing hedge remains. Details of the boundary could be conditioned, should you be minded to approve the application. The use of high quality, traditional materials/colours will also help.

I note that the neighbouring property owner has concerns about the impact of the construction of any extension on their own property. However, any damage caused to the building during the construction of an extension such as that proposed is believed to be an issue to be considered under the party wall act. Any damage would have to be carefully and appropriately repaired.

In accordance with my previous comments (which are available on the application file), the previous conclusion will have to remain i.e. less than substantial harm.

**Martyn White**  
Principal Conservation Officer,  
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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