

From: Martyn White
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Cc: Zac Denton
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The application is for an outbuilding to be constructed within the rear garden of The Coachmans Cottage, Arundel. The cottage itself is a Listed Building, which is located within the Arundel Conservation Area. There also a number of other listed buildings surrounding the site. The proposal therefore has the potential to affect a number of heritage assets.

The outbuilding is relatively small in scale, and appears to be located so that it is not visible from the local road network. It is also located at the rear of the garden, and some distance away from the host listed building. Its position is therefore such that it will have a neutral impact upon both the host building, and other assets in the local area.

It is noted that whilst the description for the application states 'Erection of a timber constructed outbuilding within the rear garden', it is to be clad with Marley Eternit boarding. Whilst it has a wood effect, it is constructed from alternative materials. The approach within conservation areas normally is to use traditional materials to help maintain the established character. It is considered that traditional materials should be prioritised as part of any proposal.

However, it is considered that, in this instance, the materials/colours are acceptable and will not harm the conservation area, or the neighbouring Listed Buildings. The skylights should ideally be of conservation standard.

The proposal is therefore capable of support in accordance with the Arun Local Plan (2018).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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