

David Bennett Architects
10 Vicarage Lane
Bognor Regis
PO22 7EA

Date: 13th May 2021

Please ask for: Amy Myer

Tel: 01903 737776

Your Ref:

Our Ref: AL/35/21/DOC

Dear Mr Bennett,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed on AL/34/20/PL relating to condition 5-site plan showing details of hard landscaping.

Norton Farm House Norton Lane Norton PO20 3NH

Notification regarding the above application:

Condition Number 5

Prior to construction of the garage building hereby approved, a site plan showing details of the hard landscaping to serve the new garage showing the extent and proposed materials must be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the details thereby approved.

Reason: To protect the significance and setting of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and policies HER SP1 and HER DM1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The discharge of condition (5) related to details of the hardstanding is refused due to harm to the character and appearance of the Conservation Area and the setting of the nearby Listed Building.

Objection received from Council's Conservation Officer. Due to the large expanse of paving and the paving being a standard material, which results in a more suburban character, without appropriate boundary treatments/screening, the paving would be visible from both the Conservation Area and within the setting of the Listed Farmhouse and could be harmful. This would be contrary to the NPPF, which states any harm or loss of significance to heritage assets requires clear and convincing justification, and where 'less than substantial' harm would be caused this should be weighed against the public benefits. In this case, it is considered the harm would not be outweighed by any public benefits. The proposals would also be contrary to Arun Local Plan policies HER SP1, HER DM1 and

HER DM3 which seek to protect Listed Buildings and Conservation Areas from harm. The proposals would also be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990 which seeks the preservation of the significance of Listed Buildings and their setting and the character or appearance of Conservation Areas.

In order for the LPA to be in a position to approve the discharge of this condition, an application for the discharge of condition 6 (boundary treatment details) must be submitted and approved either prior or at the same time as an application for the discharge of condition 5 (hardstanding details). This would ensure appropriate screening is in place to avoid any harm from the hardstanding to the character and appearance of the Conservation Area and the setting of the Listed Building.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning