

From: Martyn White
Sent: 10 July 2019 14:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/62/19/PL

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The application relates to the erection of two semi-detached three bed dwellings with associated landscaping and car parking.

There are two listed buildings within close proximity to the site; Avenals Farm House and Weaver Cottage. Avenals Farm House is a large, detached flint structure with red brick dressings and quoin detailing. Weaver Cottage is described in the listing description as being: 'Two storeys. Two windows. Faced with flints with red brick dressings and quoins, all painted. The hipped roof was probably thatched originally but now tiled with two "eyebrows". Casement windows. Stone with the date 1724 and the initials "W.M". Later wing to north west'.

There does not appear to be any detailed assessment related to heritage within the application. However, in light of this I provide the following comments.

The site consists of an area of an area of informal car parking, which looks as though it has not been used for some time. Mature vegetation immediately abuts the site to the southern and eastern boundaries, with further vegetation in the neighbouring residential garden. The northern boundary consists of a busy road, and the western a neighbouring retail building which is a wooden clad close boarded single storey building.

The two proposed properties appear to reflect some of the traditional characteristics of buildings found in the local area; tile hanging, brick, timber windows etc. You may wish to ensure that the materials are provided for by way of condition in order to ensure that they are of acceptable quality.

Further, it is considered that the location of the site in respect of mature vegetation, means that the development will not cause harm to the significance of the heritage assets or their setting.

As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | 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

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