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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 May 2020 17:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/13/20/PL

BE/13/20/PL

Rear of Blackberry House Berry Lane North Bersted PO22 9AF

Single storey dwelling with detached carport (alternative to BE/64/17/PL).

The application site abuts the North Bersted Conservation Area. The conservation area has strong historical links with farming and agriculture; it retains a country feel, partly as a result of the presence of many fine examples of 16th, 17th and 18th Century farmhouses, as well as a general informality in the layout of the street, landscaping and boundary walling. The Conservation area contains a number of listed and locally listed buildings, which add to the special character of the lane, and contribute towards its significance.

It is interesting to note that the conservation area description states that 'One of the main objectives of designation is to ensure that the street retains its identity and that all development adjacent to the Conservation Area or within it, relates in form and scale to the existing buildings'.

I note that the site already has planning permission for a detached house, with access from Blackberry Lane. It would appear that the concept of development taking place in this location has already been agreed. The current application appears to be a revision to a previously approved scheme.

The application for a detached house represents further development to the rear of the street, in a style similar to a number of recent planning applications. It is to be accessed via what appears to be a private access lane; Blackberry

Lane. Whilst the site itself is an area of backland that is not readily visible from the street, it is partially visible from Blackberry Lane. At present the site appears to be in a horse related use.

The proposed house appears to be an almost carbon copy of the previously approved building (minus fenestration changes), in the same location. It has a 'barn style' design with the intention of reflecting some of the characteristics of those in the locality. I note that this application also includes a large area of hardstanding, a new detached carport and the retention of the existing stables and adjacent concrete apron.

It is considered that the design of the house is generally acceptable and would allow the site to be read as a transition from the built development along the street into the surrounding countryside.

It is unfortunate that such a large area appears to be proposed for hardstanding; it covers the entire width of the plot and would potentially urbanise the curtilage. Could the hardstanding either be reduced in size or designed so as to not look so suburban in character? If minded to approve the application, could this issue be dealt with by way of a landscaping condition?

The success of such a scheme will depend upon the quality of the materials/finishes used, as well as the style/appearance of the joinery. It is noted that the applicant will be using materials such as brick, a timber frame, oak cladding and plain clay tiles. Such an approach is positive, but you may wish to condition details of these materials, along with the joinery in order to ensure that they reflect the character of the locality.

Conclusion

On balance, it is considered that the proposal will have a neutral impact on the various heritage assets and their settings. As a consequence, it is considered to 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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