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From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 14 April 2020 08:51

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BE/16/20/PL

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 09 April 2020 16:16

To: Planning <Planning@arun.gov.uk>

Subject: BE/16/20/PL

BE/16/20/PL

*Rear of Rookery Farm, 113 North Bersted Street Bersted PO22 9AG
Demolition of storage buildings & erection of 1 No 3-bed cottage.*

The application site abuts the North Bersted Conservation Area, whilst the access drive/road is located within it. 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.

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'.

The conservation area contains a number of listed and locally listed buildings. The closest ones to the site being, but not limited to:

Listed Buildings:

Randall Cottage, 111 North Bersted Street

109 north Bersted street also known as Philotts Cottages

101 north Bersted Street

locally listed Building (i.e. a non-designated heritage asset):

113 north Bersted Street

The site itself is an area of backland that is not readily visible from the street. At present the site is in a poor state and contains what appears to be elements of its former use. The removal of these would form an improvement to the local area.

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 road/drive.

The proposed house appears to be of a cottage style with the intention of reflecting characteristics of those in the locality. It is considered that it is acceptable in terms of design and would allow the site to be read as a transition from the built development along the street into the surrounding countryside.

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.

It is also assumed that the existing access road, which is located within the conservation area, will remain as it is – i.e. that it won't have to be altered to accommodate the new residential unit. Is this assumption correct?

It is considered that whilst a site plan has been provided, it would be helpful to understand how the site will be enclosed. Will standard fencing be used, or is the intention to use a system of hedging and trees which would further aid the transition of the building into the surrounding countryside? Details of this could be provided for by way of condition if you are minded to approve the application.

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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