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Sent: 10 June 2021 17:00
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/69/21/PL

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Land adj. to Walnut Tree Cottage Shripney Lane Bersted PO22 9NR

Erection of detached single storey, two bedroom dwelling and reinstatement of double garage to Walnut Tree Cottage from annexe/holiday let (Resubmission of BE/79/19/PL).

Walnut tree cottage has been identified by the LPA as a Building or Structure of Character and as such it is a non-designated heritage asset. It is also located within a conservation area.

The cottage itself is an attractive two storey, four bay property. It has a white painted, rendered front elevation and casement windows. The roof is slate with three chimneys. It sits facing on to the lane and forms part of a group with neighbouring properties. There are two structures within the grounds of the building which are visible from the lane. It is also noted that a fence separates the plot in order to create some private amenity space.

The conservation area is rural in character with a variety of buildings of different ages, styles, types and materials. Although generally street fronted, there is an informality of layout where space between buildings is important. Vernacular materials are present in both the buildings and the boundary treatments. The cottage and conservation area are considered to be of aesthetic (fortuitous) significance.

There also a number of listed buildings present, including Shripney House and the Pottery, which are both Grade II listed buildings:

- Shripney House is a C18 or earlier, two storey building. The main part of the house has been refaced with rough plaster, now colour-washed. There is a C19 addition in brick with a gabled bay east end
- 'Pottery' (to the east of Shripney House) was originally a barn, but has now been converted into a studio-house. It is thought to date from the C18. Its elevations are treated with flints. There is a hipped thatched roof. Whilst the central wagon entrance has been converted into a large studio window, the original opening can still be read.

Both buildings are considered to be of aesthetic (fortuitous) significance.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It is noted that a heritage statement is included as part of the application and further assessment is contained within the Planning, Design and Access Statement which has been prepared by the planning agent.

The Proposal

The proposal is for a new single storey dwelling in the grounds of Walnut Tree Cottage. Whilst the new building would be located in the same plot as the existing dwelling, the location still allows for there to be some separation between the properties and for the proposed development to be read as subservient to the existing, attractive cottage. It would be visible as a modest building that would blend into this part of the conservation area. The presence of existing screening (both a garage and landscaping) would also help to partially screen it.

The proposed building would be a simple take on a traditional design and generally reflect the character of the local area. The property would be constructed from brick and flint with a slate roof, which would reflect the other properties within the conservation area. The agent identifies that the property would be constructed using traditional building methods, and that this demonstrates the careful regard to be given to respecting the sensitivities of the character and appearance of the area. It is positive to note that the Design and Access Statement identifies that 'the final specification of materials would also give careful regard to the texture and colour of the brickwork. The use of traditional materials and construction methods is positive and would ensure that a building of character of constructed.

I note that attention is also to be given to secondary details such as the meter box, lighting, gutters and pipework. Therefore, if minded to approve the application it is suggested that details of the materials, joinery, provision of an onsite flint panel sample, along with details of elements such as the meter box, lighting, gutters and pipework be provided to the council by way of condition. Details of the proposed boundary treatment used to divide the site should also be provided, especially for that part of the site which would be visible from the road to the front.

Conclusion

In conclusion, I am of the opinion that the application does 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).

Martyn White
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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