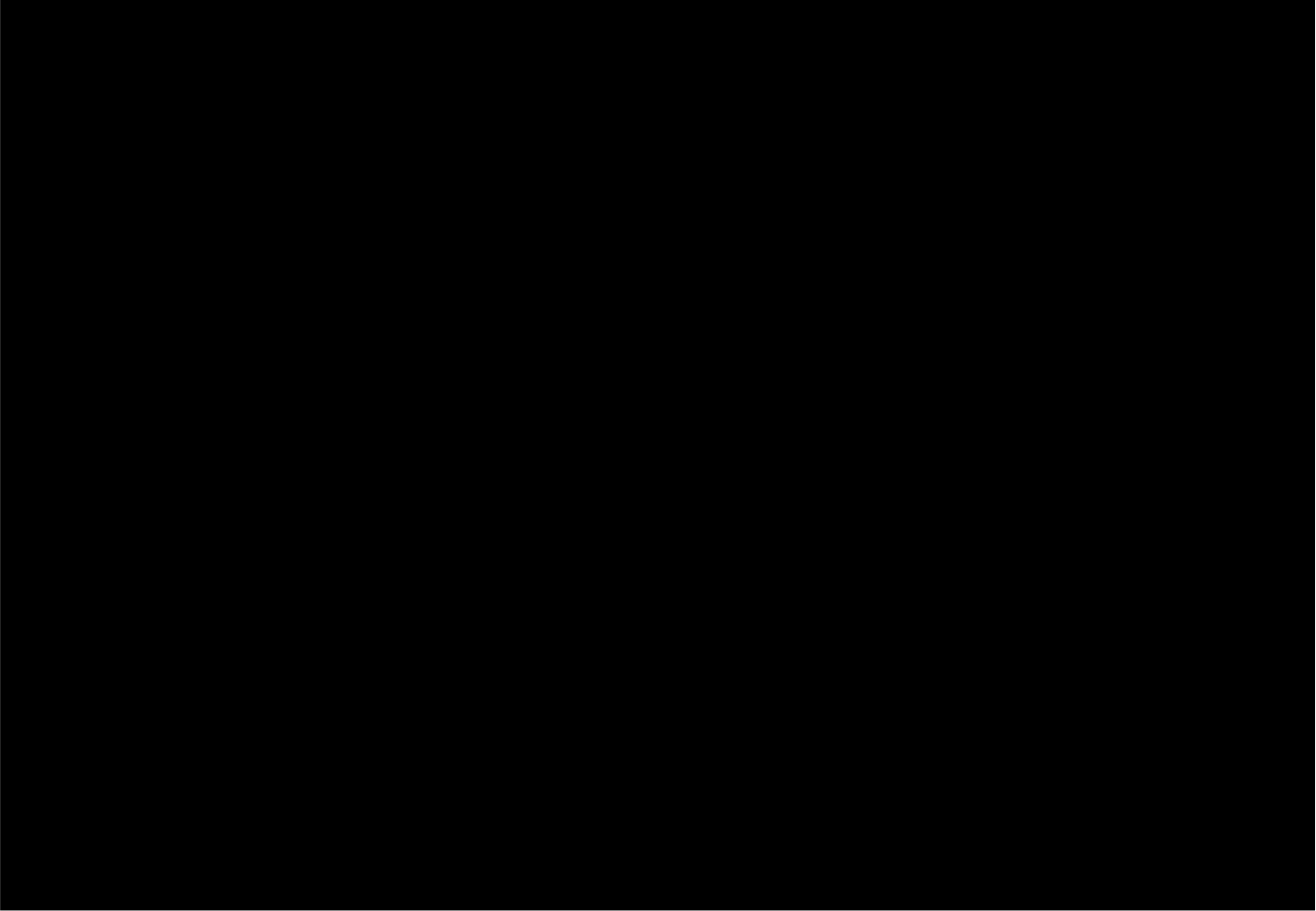




From: Martyn White
Sent: 23 August 2019 14:31
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BE/79/19/PL, Land Adjacent to Walnut Tree Cottage

BE/79/19/PL

Walnut tree cottage has been identified by the LPA as a Building or Structure of Character. 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 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 heritage is included within the 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. It would be located close to the existing dwelling and the two out buildings. The new dwelling is mostly to be flat roofed, but there is a pitched roof element.

It is considered that the concept of a somewhat low-lying building in this location, if sensitively designed, could be acceptable subject to detailed issues of design, materials, landscaping and screening etc.

However, at present, it is not clear how the design of the new dwelling has been informed by an assessment of both the neighbouring heritage assets, or the conservation area, more generally. The design, whilst somewhat modern in appearance, does not reflect the characteristics of the neighbouring buildings or the conservation area i.e. some form of cottage or agricultural building which is constructed using the identified vernacular materials. For your information, the use of vernacular materials does not restrict the use of a more modern design.

As a consequence, it is considered that the proposed dwelling would be out of context with the local area, and not sit comfortably in the conservation area or the street-scene. The current proposal is therefore considered to be problematic, and worthy of much further thought.

Conclusion

Having reviewed the information available as part of the application, it is considered that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

From: Maria Tomalova
Sent: 23 August 2019 14:20
To: Martyn White <Martyn.White@arun.gov.uk>
Subject: BE/79/19/PL, Land Adjacent to Walnut Tree Cottage

Hello Martyn,

I believe you have already send me your comments on the above application (I have read it and I agreed with you) but I can't find your email.

Would you be so kind to send me your comments again?

Kind regards

Maria

Maria Tomaiova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomaiova@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.