

From: Martyn White
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Cc: Zac Denton
Subject: CM/11/19/L

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This application relates to Listed building consent for alterations to an existing annexe building.

The main listed building is a two storeyed 18C, red brick detached house. It has sash windows with the glazing bars intact. It fronts directly on to the street, and reflects the established local character of the lane.

The proposal relates to a detached building with a pitched roof, brick elevations and a half hipped tiled roof. The building is located to the south west of the main dwelling. A single storey stable block extends to the rear of the garage (which is to be retained).

I note that the application is a revision to a previously approved, and part implemented scheme. As part of that approval, it would appear that the impacts of the works were considered to be acceptable. This application is merely concerned with alterations to this approved design.

The external elevation of the proposed development seems to better reflect the character of the garage building. In fact the treatment of the garage door opening enables a large area of glazing to be provided whilst retaining references to the previous large opening, whilst screening it from view.

I also note that the current proposal is to reduce the number of rooflights to one. Such a concept is acceptable as it reduces the number of openings in the roof, allowing a more traditional appearance to be retained.

Further, the proposed internal alterations are such that they reduce the number of new walls which would have impacted upon the open character of the space. The proposal to retain the open character of the space can therefore be supported.

Whilst supportive of this application, it might be helpful to condition details of the materials and joinery, and ensure that the rooflight is of a conservation design.

The application is considered to not cause harm to the significance of the heritage asset or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](#) | 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

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



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