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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 02 October 2026 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: CM/26/26/PL

CM/26/26/PL

Address: Rigates, Climping Street, Climping, BN17 5RQ

Proposal: Subdivision of an existing dwelling to create 2 No. semi-detached dwellings, construction of a new access, 2 No. residential garages and associated infrastructure.

Heritage Assets:

The site is located in the historic hamlet of Clymping and close to a group of heritage assets. This group consists of two Grade II listed buildings: Dove Cottage and The Well House, and a non-designated heritage asset: Mead Cottage.

Dove Cottage is identified in the listing description as being a C18, detached two storey house. It is faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled, pitched roof with brick chimneys. The front elevation also has multipaned timber casement windows. It has a modern addition of two window bays also with red brick and flints at the northern end. A single storey out building to the side of the house has been converted into what looks like a garage. It is also just set back from the road behind an attractive flint wall. It is considered to derive its significance from its architectural and historical interest.

The Well House is an C18, two storey detached house of red brick with a flush stringcourse of grey headers. Brick modillion eaves cornice. There is a small side extension which is flush with

the main house and constructed in the same materials and appearance. Also present is what looks to be a small single storey side extension with flint walls and a clay tiled pitched roof. The house is just set back from the road and behind a low flint wall. It is considered to derive its significance from its architectural and historical interest.

Mead Cottage appears on historic mapping, with a building in this location as far back at least as the Tithe map. It has a painted elevation which could be covering flint, with brick modillion eaves cornice and a clay tile, pitched, gabled roof. Timber multi paned casement windows. There is another, larger single storey building in the grounds, which is under construction. Also of note is the attractive flint walling present in the grounds. Based on factors such as its age, the house and curtilage structure are considered to be non-designated heritage assets.

All of the properties along this side of this section of the street also have a positive group value.

Whilst Climping does not have an obvious village centre, the neighbourhood plan character assessment (prepared as part of the production of the Neighbourhood Plan) identifies that four areas within the parish that are characterised as 'Traditional Climping'. Of relevance to this site and proposal is Historic Core 4.

The road has the character of a country lane and, for the most part, simply grass verged with hedges and trees screening many of the properties. Traditional Sussex flint walls feature extensively and are important features of the street.

The layout of the properties is varied with most set back from the road with enclosed front gardens or built around private drives or roads. Of note is the fact that a number of older properties are built adjacent to the lane.

Much of the construction is identified as traditional rural which includes pitched roofs of slate/clay tiles or thatch, some timber framing, and flint or rendered walls. Whilst some are single storey or chalet homes, most are two storey buildings. Of note is the fact there are a number of similar semi-detached cottages which have been built across the village circa 1880. These have flint walls and slate roofs.

Design Guidance for Traditional Climping is provided including the fact that any new development in this area will need to respect its historic and visual context, including the scale and siting of any new development, landscaping, boundary treatment (such as flint walls and native hedgerows). Construction materials will need to be chosen from a palette that respects the historic form of the village, and other features such as porches, roofs and gables should reference Sussex rural vernacular.

Comments:

The proposal is for the subdivision of an existing dwelling to create 2 semi-detached dwellings, 2 new residential garages and the construction of a new access.

The existing house is set back from Climping Street, and the grounds are enclosed and well-screened from the lane. The statement identifies that there are no external alterations proposed to the existing residential dwelling, which is acceptable. The two carport/garage structures are standard timber and tile design which reflects the general character of the immediate locality, and are located close to the building, away from the lane. This is also acceptable.

It is clear from reviewing the plans that there is to be some form of boundary treatment to divide the front garden areas – note the two new pairs of gates. You may wish to better understand what these would look like as I am unable to locate any information about them.

It is clear that the proposed development is set back from Climping Street and is screened/enclosed. Further, there is also a small amount of residential development which is located between the property and the identified heritage sites. As a result, the new development will not be visible from, or in the context of the nearby heritage assets.

Whilst a section of the existing planted and fenced boundary treatment is to be removed, it is clear that the development will be acceptably screened from Climping Street, ensuring the development remains out of view of the nearby heritage assets. However, I would be concerned that it can be removed under permitted development rules when the application has been implemented. If this were to be removed this would greatly impact upon the character of the lane and therefore the setting of the heritage assets.

Conclusion

The location of the existing house, the presence of screening and existing development will mean that the proposed development would preserve the significance of the listed building, and therefore not harm their significance.

The proposal is therefore considered to accord with Policies HE4 and HE6 of the National Planning Policy Framework, as well as the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

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