

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 04 December 2020 07:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: CM/32/20/PL

Consultee response

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 December 2020 17:50
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: CM/32/20/PL

CM/32/20/PL

Land adjacent to Church Farm Barn, Horsemere Green Lane, BN17 5QZ

Change of use of land (B Storage) & erection of 1 No. detached single storey, two bedroom dwelling. This application affects the setting of a listed building & is a Departure from the Development Plan

The application site is for the change of use and construction of a detached two bedroom dwelling. The propose dwelling is a single storey structure with cedar cladding, which will be located in the northern portion of the site.

The application site is located next to a listed building, Church Farm Barn. Church Farm Barn is a grade II C18 barn that is faced with flints with red brick quoins and ventilation holes edged with red brick which has been converted into residential use. A central wagon entrance on the south side has been glazed and appears to form an entrance to the building. It has a hipped roof. Whilst there is more recent development along the lane, it retains a semi-rural character to it. It is considered that the barn is of aesthetic significance.

The application site is already used for storage of vehicles etc. but screened from the road by a mixture of vegetation and modern fencing. Whilst the change of use may be acceptable as it will introduce a more suitable use in the lane, I am concerned about the design of the proposed dwelling which, whilst attempting to be of agricultural character, is to be designed and clad in materials not traditionally associated with either the neighbouring listed barn or the more traditional buildings in the local area.

The neighbourhood plan character assessment (prepared as part of the Neighbourhood Plan) identifies that the lane is located within an area it refers to as 'traditional Climping'. Of note is the fact that the assessment for this character type states: "Much of the construction is traditional rural with pitched roofs of slate tiles or of thatch, some timber framing, and flint or rendered walls". There is no reference to cladding, and it does not appear to be identified on the main elevation of the listed barn. The use of the cladding on all of the elevations, especially one of modern construction is out of character with the buildings in the local area, as well as the listed building. Further, the fenestration on the South-West elevation is not reflective of the intended barn character and is therefore problematic. It is suggested that an alternative approach is considered which will better reflect the character of the area and complement the neighbouring listed barn.

It is interesting to note that the Design and Access/Heritage Statement identifies that the proposal will cause less than substantial harm to the neighbouring Listed barn in accordance with paragraph 196 of the NPPF (2019). I have no reason to disagree with this as any harm is still harm. However, such harm could though, be identified as being on the lower end of the scale.

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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



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

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