

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 25 February 2022 17:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: CM/76/21/HH

CM/76/21/HH

1-2 Kents Dairy Cottages Brookpit Lane Climping BN17 5QU

Erection of single storey detached timber-framed garage

1-2 Kents Dairy Cottages is Grade II Listed Building, which could date back as far as the C.17. It is two storeys with flint and brick elevations under a thatched roof, sitting in approximately 0.5 acre of grounds. It was originally a timber-framed building, the interior clearly displays this, and part of the rear wall survives within the present house. Much of the timber framing was later replaced by rubble with brick dressings, and the house was extended southwards to include an area which currently provides the kitchen.

The Proposal

The proposal is for the erection of single storey detached timber-framed garage in a parcel of land to the north of the cottage. This parcel of land is already used for parking two cars and is slightly separated/set back from the listed building.

The garage itself appears to be a simple design which is reflective of both the cottage and other buildings in the local area. The use of clay tiles and timber which will be left to weather naturally will be suitable for both the listed building and the rural context in which the building is located.

I note from the plans that the existing attractive flint walling within the grounds, which separates the house from the area of land identified for the proposed garage will remain. This helps to ensure that this parcel of land is somewhat separated from the elevation of the cottage. The existence of various shrubs/trees will also help to both screen and soften the impact of the garage when it is newly completed. Therefore, the proposal seems to be acceptable and not cause harm.

Conclusion

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. You will also need to take into account 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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