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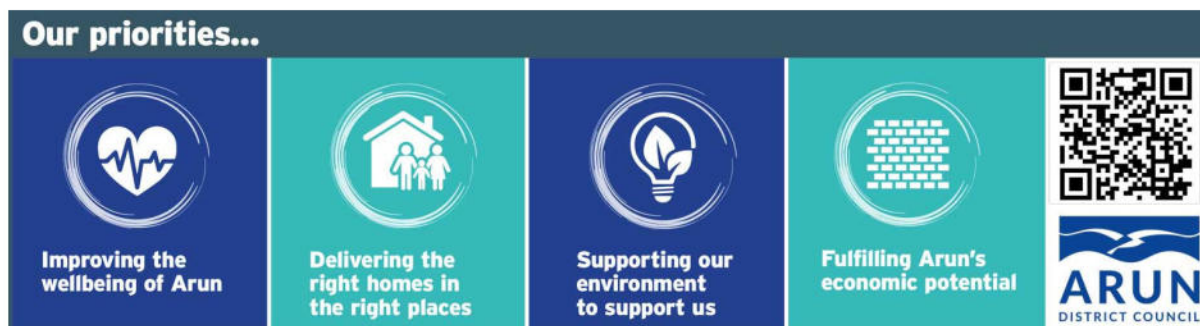
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 21 November 2025 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: EP/101/25/PL

EP/101/25/PL

The Former Conservative Club 41 Sea Road East Preston BN16 1JN

Changes to the parking layout with the addition of new grasscrete permeable parking area to the north and south sides of the building, which has permission to be used as a funeral chapel, to increase parking provision to 22 spaces (including a disabled space), and for improved hearse access, fencing to side boundaries and replacement planting to north side.

A map-based assessment has identified that there is a listed building opposite the application site. The being No 26 Sea Road (Bay Tree Cottage). The grade II listed building is thought to date to the C18 or earlier. It is a two storey detached house whose principal elevation fronts onto the road (and the application site). Whilst it is thought that the building was probably faced with cobbles with red brick dressings and quoins, all but the southern-most window-bay has been refaced with stucco. It has a hipped thatched roof with two brick chimneys, timber painted multipaned casement windows and modern porch. There is also an attractive flint wall to the front of the property. The listed building is considered to derive its significance from its architectural and historical interest.

The building is viewed in a suburban context and is surrounded by modern development including a small retail centre. It is best viewed and appreciated form within its own curtilage and the road to its front.

The Proposal

The proposal involves the creation of new permeable grasscrete parking areas on both the north and south sides of the building (approved for use as a funeral chapel), increasing parking capacity to 22 spaces including one disabled bay. The works also include improved access for hearses, new boundary fencing, and replacement planting on the north side.

Both the hall and the listed building are already viewed and experienced in a suburban context including a variety of building types and designs, as well as many parked cars. Existing hardstanding has already been utilised or could be utilised for car parking, and the proposal is just formalising this. A change from grass to grasscrete in this context is also acceptable. Whilst the fencing is more visible in the street views, this would not be dominant if able to silver as it weathers.

The hall sits opposite the listed building, and the proposals will not alter how either is viewed or experienced. Overall, the development will not affect the setting of the listed buildings and therefore causes no harm to their significance.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets, and therefore not harm their significance. As a consequence, the application 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).

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