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From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 August 2019 09:01
To: Planning Scanning
Subject: FW: EP/81/19/L

From: Martyn White
Sent: 16 August 2019 11:24
To: Planning.Responses <[REDACTED]>
Cc: Zac Denton [REDACTED]
Subject: EP/81/19/L

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The application is for an Orangery to replace an existing rear conservatory at Wisteria Cottage.

Wisteria cottage is a C18. two storeyed, flint cottage with red brick dressings and quoins. It has a thatched roof and casement windows. Due to its age, appearance and the fact that it has been altered over time, it is considered to be of historical and aesthetic (fortuitous) significance.

The existing conservatory was granted consent in 1999, it is therefore of modern fabric, and of no significance to the listed building. It appears to be a standard conservatory which was designed to utilise views to the garden. Its location means that it is partly visible from the street.

I note that the replacement structure will occupy the same space and utilise the existing brick walls. The replacement structure will respect the existing host dwelling and be treated so as to not cause harm to the host dwelling. Further, whilst it would be partly visible from the street, it will have no greater impact than the existing structure.

It should be noted that any works of repair that are undertaken to the section of flint wall above the orangerie should use materials appropriate for the listed building.

On balance, the application is considered to not cause harm to the significance of the heritage asset. 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 sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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