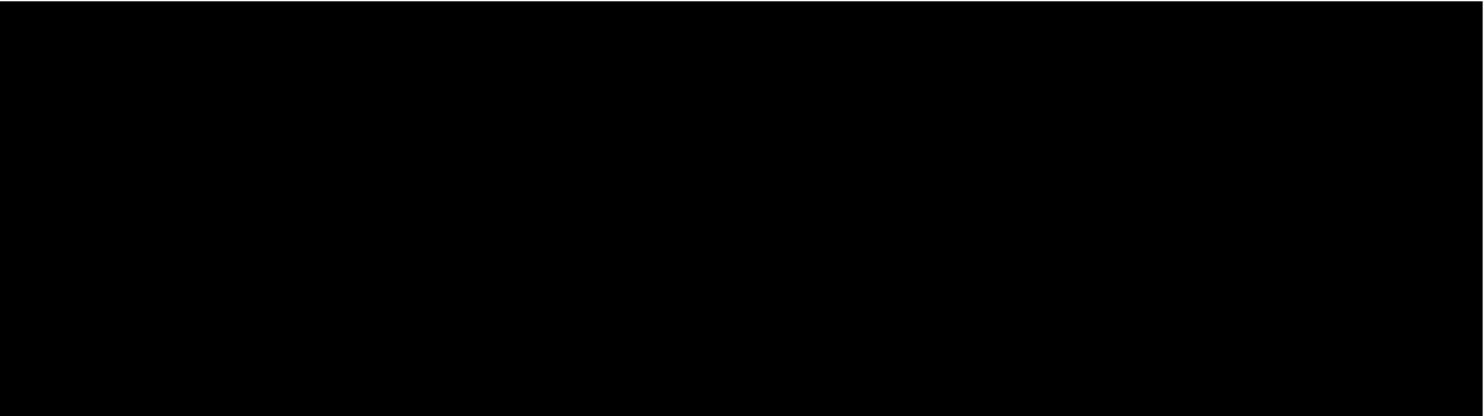




From: Martyn White
Sent: 29 August 2019 17:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FG/76/19/OUT

FG/76/19/OUT

Application for outline planning permission for the erection of 1No. dwelling house in rear garden

The building itself has been identified by the Local Planning Authority as a Locally Listed Building or Structure of Character. As such it is a non-designated heritage asset for the purposes of this application. The building is an attractive flint, brick and tile property which makes a positive contribution to the character and appearance of the conservation area.

The Conservation Area is the old core of the village around St. Andrews Church. It is a small area surrounded by 20th Century development. The main characteristic of the three roads that make up the area is that they have retained their lane character although in an urban form. There is an informal approach to the design and layout of the area, with different building lines, different styles of architecture and different size gaps between buildings.

Within the Conservation Area this characteristic is seen at its best in Ferring Street and Church Lane. These roads are narrow, well planted and there is an attractive feeling of enclosure. The buildings, particularly those in Church Lane, are of higher quality than in the rest of the area, and there is a considerable uniformity of character through the use of flint, both in the buildings and the boundary walls. It is therefore considered to be of aesthetic (fortuitous) significance.

The proposal will introduce an additional property in the grounds of the host dwelling. Whilst no information is provided with regards to the elevational treatment of the building, floor plans have been provided, along with a block plan. My comments are therefore provided on this level of information.

The proposed development is set some distance from the host dwelling and would be located closer to a neighbouring property. However, the concept of splitting the existing residential plot, along with the introduction of a new boundary could potentially impact upon the setting of the existing residential unit. It would also result in the erosion of the spacious character of this part of the conservation area.

The information provided so far also indicates that the proposed dwelling would be of a more standard design, and not truly reflective of the more traditional ones located within the conservation area. At present, the proposal is considered to be problematical.

Conclusion

On balance, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). The level of harm is considered to be 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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