

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 24 July 2019 09:29
To: Planning Scanning
Subject: FW: K/9/19/HH

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, [Arun District Council](#) | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Zac Denton
Sent: 23 July 2019 16:14
To: Planning.Responses [REDACTED]
Subject: FW: K/9/19/HH

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Martyn White
Sent: 23 July 2019 11:21
To: Zac Denton [REDACTED]
Subject: K/9/19/HH

K/9/19/HH

Additional Comments

The proposed annexe is to be located in the grounds of the property known as Kingston Corner. Immediately to the south of the site is a Grade II Listed Building. This building is a former barn which has been converted into residential use. It is constructed from flint with a slate roof. The main elevation of the barn building retains an agricultural character and appearance, which is illustrative of its former use. The building is surrounded by modern development which has reduced its immediate setting to its private garden.

The properties in the local area of the estate have been constructed over different decades and are of different designs. As a result, there is a somewhat mixed character to the estate.

The annexe is substantial in size and of modern design/appearance. The location and the design of the building are considered to be acceptable; a modern, carefully thought-out building will reflect the varied character of the area. The only concern is the size of the building which will be approximately 6m high.

I note that there is a good amount of screening between the listed building and the application site. However, whilst tall, the height of this vegetation will mean that the top part of the annexe will still be visible when viewing the listed building (approximately 1.5-2m?). If this is the case, it will potentially be seen in the context of the listed barn.

Therefore, 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 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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