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Consultee response

Andrew Wood MRTPI
Senior Planning Officer, Planning Department



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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Subject: LU/131/20/PL

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Creation of a holiday cottage by demolishing garage & extending workshop

The site is located within the Littlehampton: Seafront conservation area. Some of the older terraced properties within the conservation area are located along South Terrace either side of Norfolk Road. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the front. The oldest buildings consist of a number of three storey Georgian and Regency properties built in pairs and short rows as part of a longer terrace. These are domestic in scale and as each pair or group was built individually, there is a variety of detail but without the loss of harmony.

There are two buildings on the application site; a modern garage as well as an older single storey structure referred to as 'The Chapel'. The later building is constructed from a mixture of flint and brick with the southern elevation being painted timber with a small area of tiling around the door. Its simple appearance is a positive contributor to the character of the passage.

The passage itself is a narrow track which appears to act as a service lane for the surrounding properties. There are a number of walls and mature vegetation which helps to inform the appearance of the area.

A building of similar footprint to the of 'the chapel' appears on the 1897-98 OS map in association with terraced housing of south terrace. It is also noted that it was previously located within the curtilage of 14 south terrace, which is a listed building. As a consequence, the structure would be curtilage listed.

The Proposal

The proposal is to demolish the existing modern garage and extend 'the chapel' so that it can be used for tourist accommodation. The loss of the garage building would allow the removal of a modern structure which does not

complement the local area. It also allows the opportunity of views of the chapel to be better revealed, which is a positive action. Likewise, the retention of the chapel affords the retention of a pleasant structure in the conservation area.

The local area is predominantly residential and the introduction of this use, whilst not exactly the same, will not be unduly unacceptable.

The extension to the chapel will be in a similar location to that of the modern garage structure, but it is stated that it will be of an improved appearance. It is interesting to note that the existing roof will be replicated, which will have a striking appearance, especially when associated with the proposed timber cladding. It is suggested that the small decorative tiling on the southern elevation could be replicated in order to ensure a previous feature is retained.

The statement supplied with the application indicates that a new wood burner is proposed to be installed in order to provide heating for the building. This would have an exposed flue of 4.5 meters from the top of the stove and run out the top of the roof with a stainless steel open-sided chimney cowl and at least 600mm above the roof. However, there are no details of the location of the wood burner on the floor plans, nor the elevation. This makes it difficult to assess the impact of the proposal, and further details are required.

On balance, it is considered that the application will have a neutral impact upon the conservation area, subject to the concern raised above. The success of the scheme will depend upon the quality of the materials used. Details of the materials and any relevant external colours should be provided by way of condition should you be minded to approve the application. It is also suggested that any salvageable bricks should be re-used on the building.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage assets or their 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 Ser



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