



Arun District Council
Arun Civic Centre
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25th June 2021

Arun District Conservation Area Advisory Panel
C/O Brian Banister
86 Orchard Way
Barnham
Bognor Regis
PO22 0HY

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/136/21/PL
Site Address: Mewsbrook House 59 East Street Littlehampton BN17 6AU
Description of works: Second & third storey extensions to existing care home to provide 14 No. new residential care rooms. This application may affect the setting of listed building, may affect the character & appearance of the East Street Conservation Area & is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 24th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37712

Objection

No 59 East Street, Listed Grade 2, occupies a prominent position in East Street and at 2 storeys in height with a distinctive tall mansard roof above, it makes a positive contribution to the character and appearance of the conservation area. It is an attractive feature, especially at the eastern entrance into the East Street Conservation Area and its pale coloured stuccoed facades contrast pleasantly with nearby flint buildings and walls. There have been some unfortunate changes to the building's fenestration but its robust, probably mid-19th century, design and form reduces the impact.

Extensive two storey extensions of indifferent design have been added, probably in the late 20th century, but at least they are visually subservient in scale to the historic building. The proposals to add an extra storey to these extensions will mean that they are no longer subservient and will crowd and materially detract from the prominence and setting of the listed building.

The bland facades and the overlarge scale, massing and form of the extensions will be visually discordant and overbearing in relation to the historic building; made even worse with the additional proliferation of pVCU windows. As such the proposals will also detract materially from the character and appearance of the conservation area.

The Heritage Statement submitted with the application does not address, as it should, the likely impact of the proposals on the listed building and the conservation area.

It is considered that the proposals fail to comply with the requirements of the Listed Building Act 1990. In addition, they conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to

the protection of designated heritage assets together with their settings and planning permission should be refused.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.