

From: Martyn White
Sent: 21 June 2019 12:02
To: Planning.Responses
Cc: Zac Denton
Subject: LU/141/19/HH

LU/141/19/HH

The application site is located within the Littlehampton: East Street Conservation area, adjacent to a listed building. Further, the property has also been identified as a locally listed building or structure of character

The listed building is probably a C18 property which has been disguised in later stucco, 2 storeys with a tall hipped mansard roof. The property has been altered and adapted to suit its current use.

The part of the Conservation area in which the application site is located contains a number of attractive two storey flint properties. These, along with the listed buildings illustrate the historic growth of this important area on the edge of the town centre in a north eastward direction.

The application site itself, is one of the aforementioned flint semi-detached properties, which front on to East Street. All of the semi-detached properties appear to be the same design and provide an attractive, well maintained street-scene. Apart from replacement windows, the front elevations have not been significantly altered.

The proposal is for a UPVC conservatory to the rear of the property. The location of the building next to a pedestrian access route means that there is a possibility that the conservatory would be partially visible. Having reviewed the plans, it is obvious that the conservatory is a standard 'off the peg' design, which is unfortunate. I note that existing screening is provided in the form of a boundary wall and trellis. This will reduce the impact of the conservatory. In fact additional planting could be provided to further reduce the impact. The conservatory will also not be significantly visible in the context of the neighbouring listed building.

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 section 66/72 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
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.