

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk
Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to

<https://www1.arun.gov.uk/planning-application-finder>



From: Brian Banister [REDACTED]
Sent: 02 June 2022 09:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: LU/145/22/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Thankyou for the consultation. The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

Wellesley Court is a late 19th or very early 20th Century building of 2.5 storeys in height located in a prominent location within the conservation area at the junctions of Selborne and Irvine Roads with Fitzalan Road. It is a building, therefore, that is largely viewed 'in the round'.

It is an imposing building, not unattractive, but its appearance has been despoiled by the replacement of what, no doubt, were plain clay roof tiles with profiled concrete tiles and painted timber vertically sliding sash windows with what appear to be largely aluminium windows. The exposed eaves appear to have been 'boxed in'. It would be a good future initiative if the Council were to seek the reinstatement of original, and more appropriate, materials, finishes and fenestration to this and other properties within the conservation area. Would it be possible for the Council to insist on these improvements to the host building being included as part of the current proposals ? Space about and between buildings is important in this part of the conservation area but in their form, scale and

siting the new terrace and extension appear to be generally satisfactory; the extension neither prejudicing the pattern of space between buildings along the Irvine Road frontage nor impacting on the important space forward of them to the south, and the new terrace forms a 'bookend' with Granville Lodge.

The elevational treatment also appears satisfactory but the Panel are concerned at any further proliferation of inappropriate concrete tiles and consider that plain clay tiles need to be used on the roof of the new terrace and that this should be established before any planning permission is granted. Their use on the proposed extension is problematical because the new and existing roofs are currently shown on the plans as being in the same plane. A setback could be used in wall and roof as a break in plane between the walls of the main building and the extension, allowing plain clay tiles to be used on the extension; a useful start to the eventual replacement of the inappropriate concrete tiles on the host building with what would then be matching plain clay tiles.

The quality and appropriateness of any new fenestration will also be important and the use of painted timber vertically sliding (not top hung) sash windows should be secured and which would also set an exemplar for any future replacement windows in the main building. Slimline double glazing could be appropriate in this instance. The general spaciousness of this part of the conservation area is an intrinsic feature of its suburban character which contrasts with the more urban and tight knit character of the eastern part. There is the loss of some space about the existing building but as mentioned above, in the Panel's opinion, the form, scale and disposition of the new buildings will be such that there will be no undue adverse impact on the character of the conservation area.

However, the appropriateness and acceptability of the scheme will depend on the use of high quality materials, finishes and detailing. The lack of these will mean that the scheme fails to preserve or enhance the character or appearance of the conservation area and will conflict with the provisions of the Listed Building Act 1990, and the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets.

Kind regards,

Brian Banister MRTPI (Rtd), Grad Dipl Cons (AA).

On 23 May 2022, at 08:18, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: LU/145/22/PL

Registered: 23rd May 2022

Site Address: Wellesley Court Fitzalan Road Littlehampton BN17 5JW

Grid Reference: 503168 101666

Description of Works: Two storey side extension and detached two storey building to north of existing house to create 4 No 3-bed dwellings. This application affects the character and appearance of the Littlehampton Seafront Conservation Area and is in CIL Zone 4 (Zero Rated) as flats.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 25th June 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODD) 2020

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
