

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 10 June 2021 16:58

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: LU/146/21/OUT

LU/146/21/OUT

Outline application with some matters reserved (appearance & landscaping) for 1 No detached dwelling. This application may affect the setting of a listed building

The proposed development is close to two listed buildings: The Old Farmhouse & Holly Cottage and Dovecote at Toddington Farm:

The Old Farmhouse & Holly Cottage: The South wing is identified as being C16 or early C17. It is 2 storeys of flints with red brick dressings, quoins and stringcourse. Crow-stepped gables and chimney breasts at the ends, east chimney breast much wider than the West; modern shafts. Casement windows, modern on ground floor with timber mullion and transoms under segmental arches, [C17], on 1st floor. 2 small blocked original mullion windows in West wall. Slate roof. C19 North wing in similar style. 2 storeys, brick, ground floor under segmental arches. 2 crow stepped gables to North. It is of architectural and historic significance.

Dovecote at Toddington Farm: The Dovecote is dated 1699 and is a 2 storey square building with flint elevations and a tiled roof. It is attached to, and forms part of the property known as Old Byrne House. It lies on the far western side of the plot. The remainder of Old Byrne House comprises former agricultural buildings which have been converted into residential use. The property generally lies within its own residential curtilage, which is partly separated from the application site by two access drives, although there is no formal boundary separating this part of the site off. The dovecote is of architectural and historic significance.

The site is also in close proximity to a third: Toddington House. This is a C.16 or early C.17 timber framed house now faced with brick and flints. There are attractive barns in the grounds which have been converted into other uses. It is of architectural and historic significance.

The Proposals

The proposal is for one detached dwelling in the grounds of an existing dwelling. Flint Acre is a one and a half storey dwelling with what appears to be a mixture flint, render and timber boarding elevations. It is located on the western side of its plot, which also includes a large ornamental pond.

The application site is located towards the front of the site, adjacent to the road, and to the south east of the existing dwelling and south of the pond. There is a good level of screening to the site boundary, and I am of the opinion that this should remain and could be enhanced. The cluster of traditional buildings to the west of the application site are semi-rural in character with vernacular materials used along with flint boundary walls and mature landscaping.

The presence of the existing vegetation to the front of the site, along with existing flint walls and shrubs etc mean that the proposed dwelling should not be clearly seen in the context of the neighbouring listed buildings, when looking eastwards (in the lane to the front of the site) or westwards from the lane to the front of the heritage assets.

The settings of the listed buildings have already been impacted upon as a result of the extensive existing/emerging development that is currently taking place in the immediate locality. It is thought that, subject to the retention (and potential enhancement) of the existing boundary screening, it will cause no further harm to the settings of the assets.

The design of the proposed dwelling could be such that it carefully considers the local vernacular/elements of the listed buildings, which could ensure that it has a positive impact. Careful consideration is therefore required at the detailed design stage.

Conclusion

On this basis, the proposal will not cause further harm to the significance of the 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 Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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