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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: LU/174/19/PL

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The proposal is for a replacement dwelling within the Littlehampton – seafront Conservation Area. I also note that the proposal is a revision of a previously approved scheme for a modern structure.

The Conservation Area contains the older terraced properties along South Terrace and 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. A large number of the buildings in the local area are also rendered and front directly on to the pavement.

There are also a number of listed Buildings including 18-25 South terrace. These are Early C19, 4 storeyed terraced town houses, with a basement. They have painted rendered elevations and are important reminders of the development of this part of the town. Numbers 18-20 is an attractive, and imposing early C19 stuccoed, 4 storeyed building with a basement area. The building corners on to Norfolk Road and the side elevation faces directly on to the site. The side elevation has a 3 storey, 4 window stucco extension, and beyond it a 2 storey top-lit lodge with a bay on the 1st floor.

The existing structure on the site is of poor design and does not compliment the character of the conservation area. Its loss is therefore acceptable.

The replacement dwelling will be a modern three storey house which will be attached to an existing terrace. This dwelling will have a mixture of render and glazing (opaque and translucent). The use of render will ensure that it reflects those buildings in the local area, whilst the glazing will introduce a more modern design element, which will at the same time, help to reduce the mass of the building.

On balance, it is considered that the proposal will not have a detrimental impact upon the established character of the locality, or the neighbouring listed buildings. Further, the proposal will result in the enhancement of what is considered to be a site that does not make a positive impact to the character of the locality.

If minded to approve the application, details of the windows/glazing, the decorative render, and other design features should be provided to the council by way of condition. Drawings should be provided at an appropriate scale in order to ensure that it reflects the high quality required of such a development.

As the development is not considered to cause harm to the significance of the heritage assets or their setting, 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 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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