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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 02 October 2026 16:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: LU/174/26/PL

LU/174/26/PL

Address: Flint Acre Toddington Lane Littlehampton BN17 7PN

Proposal: Erection of a detached dwelling with open carport.

Heritage Assets:

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.

Comments:

The proposal is for one detached dwelling in the grounds of an existing dwelling. This 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. I am aware that outline planning permission has already been granted for a house on this site.

The application site is located to the southeast of the existing dwelling and adjacent to the road. Whilst there is some existing vegetation to the site boundary, their deciduous nature means that their impact of screening the site from the lane is lessened during the winter months. I previously stated that I was of the opinion that this should remain and 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. They form a positive, if small, group.

The design of the proposed dwelling is such that it appears to consider the local vernacular/elements of the surrounding buildings, which could ensure that it has a neutral impact. Careful consideration of materials is required, and further information (such as details of windows, tiles and flint sample panel), could be provided by way of condition, should the application be approved.

I note in the current Planning Statement that whilst several trees are considered to be dead, they will be replaced, which is positive as this will ensure that the site remains screened from the lane. I would request that these replacement trees are more mature when planted so as to have greater impact at the start of the lifetime of the development. I will leave comments on the suitability or not of the trees proposed to our colleagues in the Parks/landscaping department.

It would also help if there was some lower vegetation or shrubs to help maintain a 'green' street frontage, even in the winter months when the trees have shed their leaves – during a recent site visit it was clear that when the trees had no leaves that the majority of the site was visible.

The presence of the existing and proposed replacement vegetation to the front of the site would mean that the proposed dwelling should not be clearly seen in the context of the neighbouring listed buildings, when looking eastwards (from 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.

Conclusion

On this basis, the proposal would preserve the significance of the listed buildings, including any contribution made by their settings. Whilst the settings of the listed buildings have already been affected by extensive existing and emerging development in the wider area, it is considered that the proposal would cause no further harm to the significance of the assets or their settings.

The proposal is therefore considered to accord with Policies HE4, HE6 and HE9 of the National Planning Policy Framework. The application should otherwise be determined in accordance with the relevant policies of the Development Plan and all other material considerations. Regard should also be had to the duties contained within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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