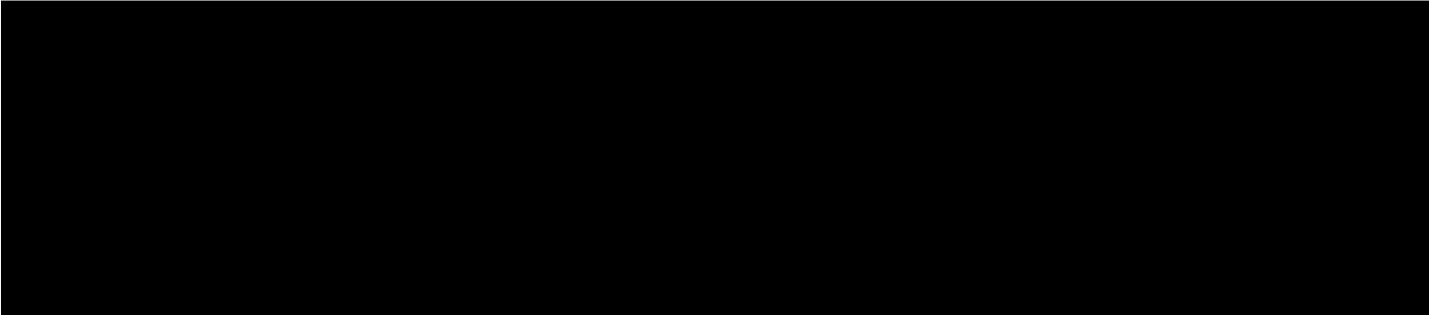




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 02 July 2021 15:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: LU/186/21/RES

LU/186/21/RES

Phase 2B Hampton Park Toddington Lane Littlehampton BN17 7PL

Approval of reserved matters following LU/47/11 for the change of house types on Plots 42 & 43 ('Coniston Corner') and Plot 44 ('Derwent') to be replaced with the 'Lockwood' house type & a change to the rear garden fence on Plot 41

The application relates to a particular phase/area of development of a larger site, where the concept of development has already been accepted. The area covered by this application appears to already benefit from planning permission and is located to the north of a small industrial site.

The phase of 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 of architectural and historic significance.

It is also in close proximity to a third listed building: Toddington House. This is a C16 or early C17 timber framed house now faced with brick and flints. It is of architectural and historic significance.

The Proposal

The proposal seeks permission to amend the design and layout of three houses associated with this phase of the development. As previously noted, the settings of the listed buildings have already been impacted upon as a result of the existing/emerging development. It is thought that the scale of the amendment is such that the impact of the development/phase remains the same.

Therefore, subject to the retention of the existing boundary screening, the proposal will cause no further harm to the settings of the assets.

Conclusions

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

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