



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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3rd August 2021

Arun District Conservation Area Advisory Panel
C/O Brian Banister
86 Orchard Way
Barnham
West Sussex
PO22 0HY

Case Officer: Zoe Toppin
Telephone: 01903 737889
Email: zoe.toppin@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/210/21/HH
Site Address: The Flint House 11 Irvine Road Littlehampton BN17 5LB
Description of works: Remove existing rear conservatory and construct new kitchen extension and extension to annex living room. Internal alterations to improve the layout. This application may affect the character and appearance of the Littlehampton Sea Front Conservation Area.

Thank you for your internet representation made on 1st August 2021 which has been recorded as an objection with the comments as follows:

OWPC39062

11 Irvine Road forms part of an impressive late 19th/early 20th Century group of semi-detached villas that stretch between Granville Road and St Augustine Road on the north side of Irvine Road. Historically, these buildings formed part of the major expansion of the town during this period from the earlier Beach Town towards the town centre and westwards along the seafront.

The property with its brick and boulder flint facades, prominent natural slate roofs, elaborate bargeboards and other detailing makes a distinctly positive contribution to the character and appearance of the conservation area. It can also clearly be considered as a non-designated heritage asset.

The upper part of the proposed flat roofed extension is likely to be visible in the Granville Road streetscene. The Panel see no objections to the principle of an extension although, if possible, a design solution using slate pitched roofing would have been preferred. The choice of brick and its bond will be important. However, the main concern is that there is no detailed drawing showing how the junction between the external walls and the flat roof will be treated. From the drawings submitted the proposed detail could well result in a deep, plain, fascia board which will appear crude and incongruous in relation to the historic building and the street scene. Given the heritage asset context a sensitive and appropriate detail is needed which could include, for instance, moulded exterior cornicing or low parapets with stone copings.

In the absence of such satisfactory detailed drawings then it is considered that there is the potential for the proposal to detract from the appearance of the building and the conservation area, in conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of non-designated and designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>