

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 October 2019 09:25
To: Planning Scanning
Subject: FW: LU/214/19/PL

From: Martyn White [REDACTED]
Sent: 08 October 2019 17:25
To: Planning.Responses [REDACTED]
Cc: Anita Gardner [REDACTED]
Subject: LU/214/19/PL

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The buildings concerned with this application are locally listed and located within a conservation area. Further it is located in close proximity to two listed buildings; a farmhouse and a school building.

The special character and appearance of the conservation area largely derives from the great variety in age (although the majority of the buildings are Victorian and Edwardian), style, form and function of the buildings within the area. Large formal buildings, such as Roland House and Winterton Lodge and the Manor House, contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials. The application site is one such domestic building

The application site itself contains two attractive flint buildings which front on to East Street and are characterised by their flint and decorative brick construction. They have small front garden areas which are separated from a public footpath by a flint boundary wall with brick capping. Both the buildings associated with this application, and the conservation area are considered to be of historic interest representing an important stage in the development of the town.

Likewise, both of the Listed Buildings form key parts of the local character. The School building is a good example of a late 19C school building which was constructed for the growing town and is therefore of architectural significance. Its historic significance stems from the fact that it remains as an education establishment. Whereas, the farmhouse (and the associated farm buildings) are considered to be of architectural interest as an early 18th century farm complex with a strong vernacular character and form. The farmhouse is of two storeys with a tiled pitched roof featuring a number of chimney stacks of varying age and styles.

Proposal

The proposed development is for the erection of two single storey outbuildings located to the rear of 18-22 East Street, to accommodate communal/multifunctional space and two therapy rooms ancillary to the use of the site as a private detox and rehabilitation clinic.

The units are two different sizes and their elevations are to be treated with different materials. These materials are relevant to the conservation area, but are to be used in a more contemporary way. The concept of introducing a modern design is acceptable in this location as it will not be an attempt to copy the past, but introduce a new form of development. The success of such a modern scheme will depend upon the material and joinery to be used.

Further, there is an attractive wall which runs through part of the site. This wall should be protected during any development works so as to minimise any harm to it.

Landscaping is also proposed as a means of reducing the structures impact from the street. Such a concept appears to be acceptable, subject to details. If minded to approve the application, you may wish to condition further details of this.

The location of the units will mean that they will be visible from certain parts of the conservation area. Their impact could be softened through the use of further landscaping, which it is suggested is considered.

Conclusions

It is considered that the concept of additional development in this urban context will not result in any harm to the assets identified above, and on balance is considered to be acceptable.

As a consequence, the application 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), especially section 72.

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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