

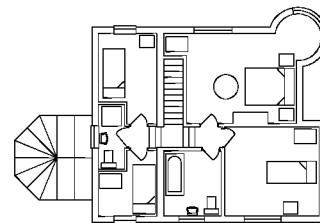
Surveyors and Designers

Building design

Planning

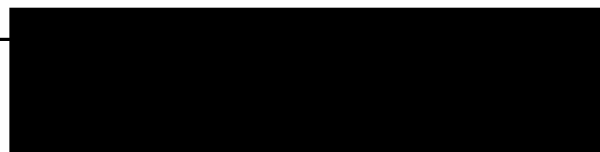
Surveys

Glazed structures



Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5JW



Heritage Statement; 3 Irvine Road, Littlehampton BN17 5LA planning ref. LU/214/21/PL

Our ref. 1836

August 2021

Existing;

3 Irvine Road is a substantial 4 storey Victorian villa residence built in the 1890's. It is not listed but is in a conservation area. The garage, the subject of this application, was built later.

Proposal;

The proposal is to extend and convert the existing garage to a unit of accommodation. The house is not affected by the works in any way.

Heritage impact;

The main front elevation of 3 Irvine Road is its greatest asset with, with its semi, form an imposing look from the street. The rear of the properties along with the rear gardens are much less imposing and indeed difficult to see with the tall garden walls and garages backing onto Selborne Road. It is felt that the conversion of the detached garage will have no impact on the house or wider conservation area.

Amenity;

The house benefits from a reasonable sized rear garden which is large enough to provide ample amenity space and parking space for both properties. Given that the occupants will be the immediate family it is felt again that the conservation area is unaffected.