

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Brian Banister [REDACTED]
Sent: 26 August 2021 18:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: LU/214/21/PL

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Hi Anita,

Hope you are keeping well.

The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

Objection

The application site fronts on to Selborne Road and the street scene in this section is not unattractive, with Lobb's Wood opposite, the lengths of brick and flint boundary walling and the two simple forms of the outbuildings to 3 and 4 Irvine Road. There is the potential to vastly improve the townscape by resurfacing the pavement in some appropriate material.

The outbuilding, the subject of the application, and probably dating to the early 20th Century borders on making a neutral to positive contribution to the character and appearance of the conservation area. It is a prominent structure in the street scene and is appropriate in appearance with its parapetted gable ends and pitched roof.

The proposal involves a flat roof extension in the same plane as the side walls of the host building with a smaller pitched roofed first floor element above.

It is considered that these extensions will appear incongruous in the street scene and will materially detract from the simple form of the outbuilding. The introduction of pvcu windows of inappropriate design and materials in the side elevation will also be detrimental. As such the proposal is considered to detract from the character and appearance of the conservation area in conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets.

It may be that a visually subservient pitched roof single storey extension with the side walls set back (break in plane) from the existing side walls of the outbuilding would be satisfactory. Any new windows in the side of the outbuilding and visible from the street would be more appropriate as painted timber or perhaps powdered coated aluminium side hung casements. The opportunity could also be taken to provide a more appropriate roofing material such as natural or reconstituted slate for the existing and new roofs.

On 18 Aug 2021, at 13:48, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: LU/214/21/PL

Registered: 18th August 2021

Site Address: St Martins 3 Irvine Road Littlehampton BN17 5LA

Grid Reference: 503195 101659

Description of Works: Extension and conversion of garage to form 1 No residential annex. This site may affect the character & appearance of the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 and is CIL Liable as new dwelling.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation

measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 17th September 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

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