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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 17 September 2021 15:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/214/21/PL

LU/214/21/PL

St Martins 3 Irvine Road Littlehampton BN17 5LA

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.

Number 3 Irvine Road has been identified by the LPA as a Locally Listed Building or Structure of character. It is also located within a conservation area. The Littlehampton: seafront Conservation area is focused on the historic part of the town that first developed as a seaside resort and contains a number of fine terraced houses, especially along South Terrace.

The conservation area also includes (on the north side of Irvine Road) two groups of substantial and imposing Victorian and Edwardian/early 20th Century, mostly three storey buildings. These were no doubt originally substantial houses, reflecting the growing economic prosperity of the town as a harbour and resort during this period.

The Proposal

The proposal is to extend and convert the existing garage to form a residential annex. The existing building appears to be fairly modern, and a review of the planning history for the site has

confirmed that consent was granted for a garage in the 1990's. At the present time, the building is located behind an attractive flint and brick wall in an enclosed garden area. However, it is still partly visible from Selbourne Road. There are also some other more modern structures in the garden space.

The surrounding buildings are predominantly residential in use and I am of the opinion that the conversion of the building to a residential annex would not be out of character or cause harm. The proposal introduces a flat roof extension in the same plane as the side walls of the existing building along with a smaller pitched roofed first floor element above. It is considered that these are out of character with the simple form of the garage/outbuilding and would be partly visible for the road to the front of the building. Further, the use of UPVC windows cannot be supported as their material and design are not appropriate for a conservation area, especially, for those on the western elevation.

Conclusion

At present I am of the opinion that the proposal would cause some harm to the character of the conservation area. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



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

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