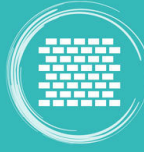


PL-Consultation- Conservation Officer response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 09 January 2026 15:39

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: LU/234/25/PL

LU/234/25/PL

5 Selborne Place Selborne Road Littlehampton BN17 5NH

Single storey rear extension and alterations. This application affects the character and appearance of the Littlehampton Sea Front Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

Through a map-based assessment and subsequent site visit, the following heritage assets of relevance to this application have been identified:

No. 5 Selborne Place

Number 5 Selborne Place is one of 6 properties built by the distinguished Victorian architect, William White circa 1865 as seaside homes for his own family and that of his brother Henry in an adaptation of the Gothic Revival style for domestic use.

The property is built of brown brick with tiled roofs with terracotta ridge. It is three storeys and attics with three windows each to the south side and irregular fenestration to the north or entrance front. The staircases are situated at the entrance front with the principal rooms facing south towards the sea.

The property, like others retain the original attached brick walled service yard with arched doorcase with the original upper clay honeycomb walling. On the north side the property (i.e. front garden) is bound by a low flint wall. It is considered to be of architectural significance.

The conservation area

The property is also located within the conservation area which contains a number of terraced and semi-detached properties which illustrate the development of the town as a seaside resort.

The area surrounding the property consists of a small number of mostly semi-detached houses set within spacious, mature grounds. There is a clear and consistent building line, with buildings positioned centrally within their north–south aligned plots. These plots typically extend between Western Road to the north and Selborne Road to the south, making the buildings visible from multiple viewpoints and giving this group of properties a prominent role as an entrance or starting point to the conservation area. The visibility of both front and rear elevations means that each contributes equally to the area’s special character.

In addition to Selborne Place, Wellesley Court is a large and visually dominant building located at the junction of three roads. It sits within a generous plot, enclosed by an attractive and distinctive flint wall whose slightly varied height creates a subtle stepped effect.

The Proposal

The proposal is for a single storey rear extension and alterations to the building.

As you are aware, the building is attractive and forms part of an important group in this part of the conservation area. Whilst not listed, it has been identified by the Local Planning Authority as a Locally Listed Building of Character, and as a result is a non-designated heritage asset.

The proposed extension is essentially a flat-roofed, simple, box-like addition, and it is not clear how its design has been informed by the distinctive appearance and architectural character of the host building. The new extension would interfere with the legibility of the original rear elevation of the building. The extension would require the removal of the rear ground floor wall which includes what appears to be a hood-moulded Gothic Revival double-arched window and door, along with the lower portion of an attractive two-storey angled bay window. These features make a clear contribution to the architectural interest of the building, and their loss would cause harm.

It is therefore surprising to see the assertion in the heritage statement that “clearly there is no meaningful harm whatsoever to historic structure, fabric”. This conclusion is difficult to understand, as the proposal would result in the loss of a substantial part of the ground-floor rear elevation, which appears to retain its original form, detailing and historic materials.

Proposals of this nature should be expected to look for opportunities to enhance or better reveal the significance of the heritage asset, for example through the use of more appropriate,

sympathetic joinery and design. This does not appear to have been considered. Although I am aware that there are nearby extensions of a similar nature within the group of houses, especially the one at the rear of numbers 3 & 4, this does not generally relate well to the host building and therefore cannot be taken as setting a precedent for the current proposal. This is important in the sensitive heritage context. The extension would also be visible from the road to the rear which would not have a positive impact.

I am therefore of the opinion that the proposal would detract from the host building and its important architectural features. As such, it would also cause harm to the character and appearance of the conservation area.

Conclusion

It is concluded that the proposed extension would be harmful to both the locally listed building and the conservation area. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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