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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/30/22/PL

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32 & 33 Mariners Quay River Road Littlehampton BN17 5DA

Extension of first floor rear balconies at 32 & 33 Mariners Quay (resubmission of LU/349/20/HH). This application affects the character & appearance of the Littlehampton, River Road Conservation Area and is in CIL Zone 4 (Zero Rated) as other development

The application relates to two properties that form a terrace. This terrace is located within the Littlehampton: River Road Conservation Area.

The Conservation Area is situated to the west of Littlehampton town centre and runs parallel to the River Arun. River Road was developed in a number of stages during the first half of the 19th Century. The Surrey Street end contains all the Listed Buildings within the Conservation Area. These were originally occupied by town dignitaries and those who had an interest in the sea and seafaring. This group of Listed Buildings are two- and three-storey town houses dating from the early and mid-19th Century built as semi-detached houses or in short blocks.

A second distinct area to the west of Hampton Court and along lengths of Purbeck Place and Terminus Place can be identified. These buildings are smaller than those to the east. Part of this section was originally known as Ferry Row and dates from the 1830s, soon after the chain ferry across the River Arun came into operation.

The Conservation Area was enlarged and extended westwards in 1991 to include some of the remaining 19th Century riverside buildings and those fronting Terminus Road which reflect the growth of the harbour at that period.

The Proposal

The proposal is for the extension of rear balconies at both properties. The rear elevation is clearly visible from the riverside walkway, which forms part of the public domain. It would appear that the balconies would be extended out to reflect those at number 30 and 31 Mariners Quay. The plans provided indicate that the existing railings would be re-used as part of the scheme and the privacy screening would be provided. This application appears to be an exact copy of a previous application and I am not clear how it has been amended.

The terrace of houses is fairly modern having been constructed in the late C20 as part of a larger redevelopment of former wharves. The terrace containing numbers 28-37 is generally staggered back in pairs of properties in what looks like an attempt to reflect the line of the river. The balconies are also staggered back in accordance with the relevant terraced houses. It was also noticed that the balconies on the neighbouring block were also staggered in association with the relevant elevation. The rear elevation of the terrace is varied according to individual pairs of houses (it is assumed that this adds some variety to the elevation). The two houses which are part of this application have brick elevations, whilst Nos 30-31 are distinctive in the terrace in having a painted render facade, rather than brickwork, and a very prominent gable. The other neighbouring houses have horizontal boarding on part of the elevations. This makes for an interesting overall appearance to the pairs or groups of houses when viewed from the riverside walkway.

The proposal to extend the balcony in the same plane across the frontage of no's 32-33 will compromise and be out of keeping with the existing rhythm of the staggered houses and balconies. It is therefore out of character and harmful.

Conclusion

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). The level of harm is considered to be on the lower end of the scale.

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).

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

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