

From: Martyn White
Sent: 08 December 2014 10:48
To: Anita Gardner
Cc: Planning.Responses
Subject: LU/313/14/PL

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	LU/313/14/PL
Address	11 St. Winefrides Road Littlehampton BN17 5HA
Description	Demolition of existing dwelling & erection of 4 No. 3 bed detached dwellings with single detached garages
Case Officer	Mrs. A Gardner

The property is located within the Maltravers drive, St. Winefrides road (part), Fitzalan road (part), Littlehampton area of special character. An Area of Special character is defined as 'areas within the Arun District which are considered to be of distinctive character or quality and, therefore worthy of protection through rigorous control of new development, yet do not quite comply with the criteria for designation as Conservation Areas. the existing property has been identified as one that contributes towards the Area of Special Character.

Whilst not identified as part of the districts statutory heritage, Areas of Special Character are identified a part of the districts rich and varied heritage. As such, they can be considered to be a Heritage asset for planning purposes. The NPPF defines heritage assets as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'

The area is characterised by larger detached properties set with large mature gardens.

The Areas of Special Character SPD describes the areas as: 'St. Winefrides Road contrasts with the individual design of properties in Maltravers Drive, as nos. 32 – 44 have a consistent appearance. However, individual design occurs once more with nos. 17 through to 1 and nos. 19 and 21 Selborne Road. St Winefrides Road is well landscaped and with boundary hedging an important feature. The properties enjoy views over the Pleasure Grounds'.

The existing property is screened from the pavement and carriageway by fencing and mature vegetation. It is considered that, whilst the fencing is of no benefit, the vegetation helps to soften and green the area. The application therefore offers the opportunity to enhance this part of the street-scene.

The proposal is for the demolition of an existing property and the construction of 4 very similar detached ones. It is acknowledged that the loss of the exiting property would not harm the character or appearance of the area.

However, there are concerns with the proposed replacement structures, when viewed in context the new properties are smaller than those that surround them. This is especially true when compared to those properties opposite.

It is noted that the properties along this side of the road vary in design and appearance. However, the proposed properties themselves are essentially all the same, with slight variations. The choice of materials is also questioned; there does not appear to be any flint in the locality. Instead there appears to be a mixture of render, brick, tile and 'Mock-Tudor'.

The existing landscaping plays an important role in the street-scene, and its loss would be unfortunate. The proposal to reintroduce replacement landscaping is supported, but would have to be so that its impact would be noticed early in the life of the development (that is to say it should be suitable mature). The provision of landscaping could be dealt with by way of condition. It is also suggested that details related to materials could also be treated in a similar vein.

Relevant policies:

Arun District Local Plan 2003:

Area 1: Areas of Special Character

Emerging Local Plan 2014:

HER SP1: The historic environment

HER DM4: Areas of Special Character

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note

Areas of Special Character Supplementary Planning Document

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