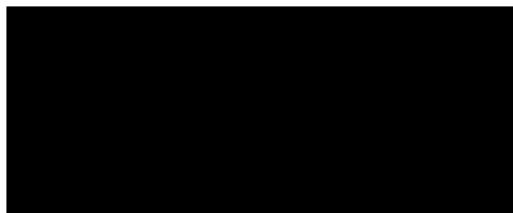
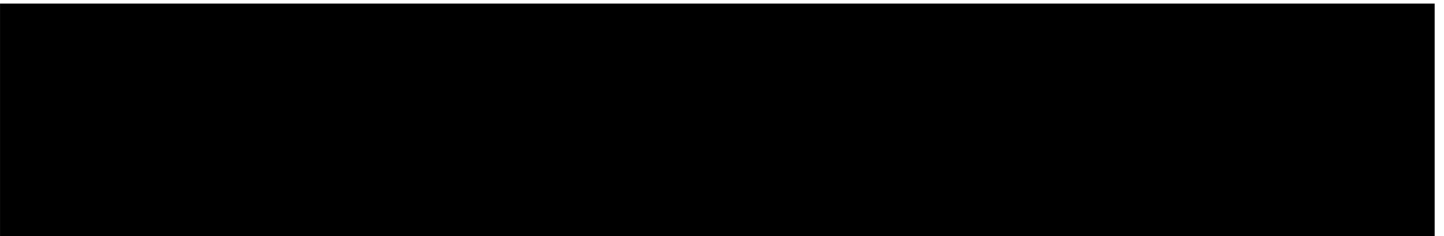


To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



From: Brian Banister [redacted]

Sent: 23 January 2022 16:18

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

Subject: LU/382/21/PL - Refurbish and renew the first and second floors of the existing building to the southern side

of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin s...

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hello,

The **Arun District Conservation Area Advisory Panel** wish to make the following comments in respect of the above planning application :

Objection

71 High Street is included in the Council's List of Buildings of Character and should, therefore, be considered as a non-designated heritage asset. The building probably dates to the very early 20th Century and is of an attractive robust design and form. At three stories in height and with its rendered angled elevations to reflect the corner location it forms a prominent and interesting feature at the eastern end of the High Street. The existing painted timber vertically sliding sash windows are important features of the building and form part of its heritage significance.

In its design and form 71 High Street also complements the Listed Grade 2 buildings opposite (69 and 69a High Street and 1 East Street). The step down from three storeys to two, emphasised with the ogee guttering, is an attractive feature of the building as seen from East Street and again complements the similar reduction in height of buildings on the opposite side of the road. The reductions in the height of the buildings is reflective of the transition between the principal shopping Street (High Street) and the smaller scale, subsidiary, East Street.

The East Street Conservation Area commences only 23 metres beyond the northern boundary of the application site. The section of East Street leading out from High Street into the conservation area together with the application site itself is, therefore, considered to form part of the setting of the East Street CA and an important approach in to it.

Given these designated and non-designated heritage asset constraints (and also opportunities) it is important that the proposed development is of an appropriately high standard of design in order to protect the settings of these assets and, of course, the character of the locality.

The Panel have no objection to the particular uses proposed in the application and welcome the introduction of commercial uses for the ground floor of the scheme. However, there are strong concerns over the size, height, scale, massing, form and detailing of the proposed extension, and other matters.

The effective height of the extension from ground level is equivalent to three storeys and is terminated with a flat roof which is not typical of the locality. The height and form of the building structure will appear incongruous, overlarge, and distinctly out of keeping with the two storey, pitched roof form of the buildings opposite and to the north of the application site. It is also clearly overbearing in relation to the adjacent building to the north (2 and 4 East Street).

The junction between the new extension and the existing main building is also unfortunate in that there is the loss of the visual prominence of the latter and the loss of the interesting detailing mentioned above due to the three storey extension.

The small breaks and changes in plane together with the three storey flat roof form of the extension and its repetitive (untypical) fenestration will give rise to a monolithic, overlarge and uninteresting building structure which will not reflect the intricate, varied, and attractive form and detailing of the other buildings in the street scene.

In the planning application forms it is indicated that the existing windows are pvcu. This is incorrect in respect of the main building. The forms also indicate that the proposed windows will be pvcu and, for the reasons explained above, to replace the existing vertically sliding painted timber sash windows in the main building with pvcu ones will totally detract from its heritage significance. Perhaps clarification should be sought on this aspect.

For all the reasons mentioned above it is considered that the proposed extension will detract from the settings of the conservation area and nearby listed buildings and also impact adversely on the locally listed host building.

The Panel would have no objection to, and indeed would welcome, a modern contemporary design of high quality and appropriate form for the proposed extension but there is nothing in the planning application which would indicate that this is the case in respect of the current proposal.

It is considered that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of non-designated assets and the settings of designated heritage assets together with the need for high quality design and the protection of local distinctiveness and sense of place.

End

I should be pleased if these representations could be taken into account in the determination of the application.

Kind regards

Brian Banister

On behalf of ADCAAP

(My address is 86 Orchard Way, Barnham, Bognor Regis, PO22 0HY, West Sussex)

