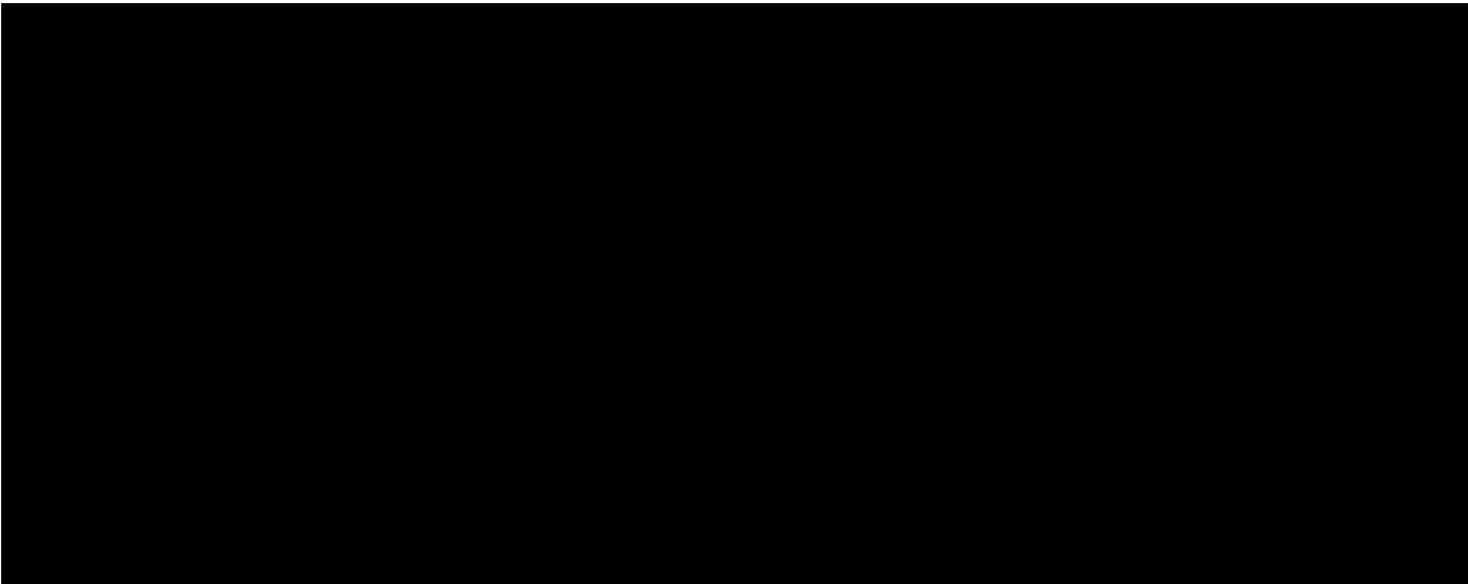




From: Zac Denton
Sent: 16 January 2020 11:29

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Conservation Officer <Conservation.Officer@arun.gov.uk>
Subject: LY/13/19/HH

Dear Mr Harrison,

This email is regarding application LY/13/19/HH.

I am sure you have seen the various consultations that have been received online. I am emailing you to inform you as to why I am minded to refuse the application.

The front boundary wall is one of the most important aspects of the Listed Building, as it is the most visible element of the proposal from the public realm. It is noted that the Conservation Officer finds the proposed removal of the wall (approximately half) to be the absolute maximum allowable loss, without causing detrimental harm to the Conservation Area. I agree with this.

West Sussex County Councils Highways department have *essentially* object to the scheme in its current form on safety grounds, in that they have asked for additional information and alterations to the scheme. One of these alterations is that the remainder of the boundary wall would need to be lowered by 0.6m. As noted previously, the current reduction proposed under the scheme would already be the maximum permitted without causing undue harm to the area.

As such, the application will be refused on ground of highway safety. Please note that West Sussex County Councils Highways department do propose that a seven-day speed survey could be submitted as supporting evidence to a resubmission. Furthermore, another reason for refusal would be in the unclarity of the plans, and the lack of plans relating to the restoration of the outbuilding. Finally, in the Conservation Officer's comments, they raise further information they would like clarified, which may save these details being asked for via condition, on any potential resubmission.

I am aware this may come as a disappointment, given the previous pre-application advice decision, however, there was reference to the importance that the front wall gave to the site. I apologise that the pre-application advice did not make specific reference to the works required to make the entrance safe.

Would you be agreeable to an Extension of Time until the 24th of January, as to allow the department (Team Leader & Group Head consideration of recommendation to refuse) to finalise a view, and formulate a determination? Alternatively, you retain the right to withdraw the application, if you so wish.

Please do not hesitate to contact me with any further inquiries you may have.

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.