

2nd January 2020

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Application for Listed Building Consent for new entrance/driveway, restoration of external building at the front of the property. Restoration of walled garden, front and rear. Adjustment of levels around the property. Restoration of all windows and small front porch area. Two storey extension including demolition of existing extension.

Lyminster Cottage Lyminster Road Lyminster

Thank you for your internet representation made on 30th December 2019 which has been recorded as '**an objection**' with the comments as follows:

Lyminster Cottage is a Grade 2 Listed Building which together with the front boundary walling makes a positive contribution to the character and appearance of the conservation area.

The significance of this part of the conservation area lies in its semi-rural character formed by the informal pattern of space and buildings of varying age, size and form. An important contribution to the significance also lies in the extent of front boundary flint walling which is visually attractive and also forms a unifying feature in the street scene. The loss of flint walling is always regrettable, not only through its age but also because it can be rarely reproduced to the same quality of construction or appearance and as such tends to be a finite resource.

The Panel fully appreciate the positive aims and aspirations of the applicant towards the improvement of the building as indicated in the Heritage Statement. However, the Panel's remit is to consider the effect of the proposals on the conservation area. As such it considers that to permit the removal of a significant section of the front boundary walling to form a vehicular access will detract from the character and appearance of the conservation area and also the setting of the Listed Building. It could also set a precedent for similar detracting proposals elsewhere in the historic environment of the District where historic buildings lacking vehicular access is not a rare feature.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received

that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning