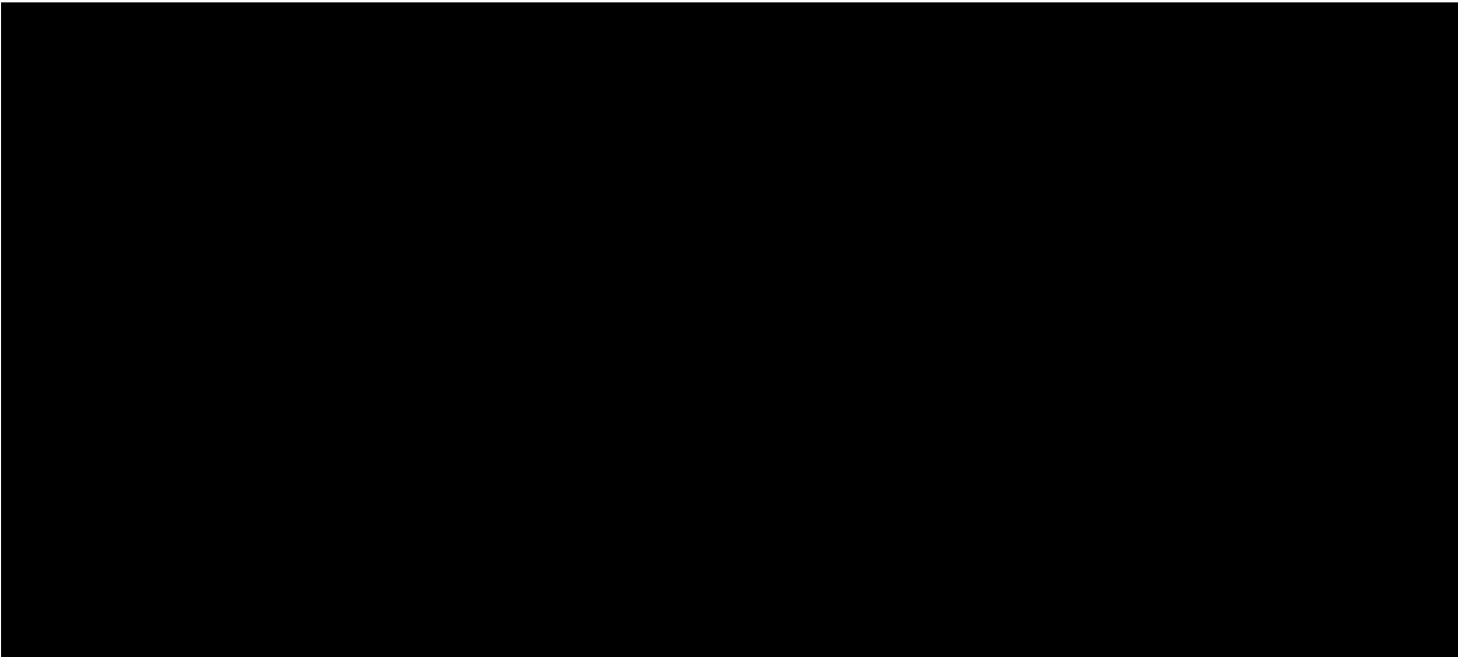




From: simon harvey [REDACTED]
Sent: 05 June 2019 00:16
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: Conservation Officer <Conservation.Officer@arun.gov.uk>
Subject: Re: LY/4/19/HH - Extension of Time

Dear Zac,

Thankyou for your email regarding the application at 253 Church Lane Lyminster.

I have now had an opportunity to discuss with my clients, who are somewhat down heartened by the reply from the Conservation Officer. Although we may not agree that removal of the first floor is the only option available, we have decided to evaluate the constructive points raised, hopefully in order to result in a positive and proactive outcome, agreeable by all. We would therefore ask that the attached revised scheme is submitted as a compromise to address the concerns raised.

Although more difficult and costly to construct, we feel that if there is the option to gain one additional first floor bedroom, it would be of significant benefit to the current living arrangements of my clients.

The first floor extension has been substantially scaled back to both accentuate the visual gap between the neighbouring property and to ensure the width does not dominate the original frontage of the cottage, thus remaining subservient to the host dwelling. We hope that you will agree that we have worked sensitively to ensure that it is not overbearing on the street scene or indeed the host property. The half hip single storey element takes its form from surrounding vernacular including the gables of the cottages adjacent, whilst overcoming conflicting roof angles presented in the existing structure. As recommended, we have maintained a gabled end to follow the historic pattern of the host property. The chimney can also be retained as a feature of interest in the street scene.

We trust that you will consider our revised proposals and look forward to hearing both yours and the Conservation Officers thoughts on this amended scheme.

Kind Regards,

Simon

From: Zac Denton <Zac.Denton@arun.gov.uk>

Sent: 03 June 2019 11:31

To: 'simon harvey'

Cc: Conservation Officer

Subject: RE: LY/4/19/HH - Extension of Time

Dear Simon,

I have comments from the Conservation Officer. It would seem that the proposed single storey extension would be acceptable, but we would recommend removal of the first floor aspect from the application, as it is unacceptable resultant of its size and dominance of the host dwelling. The comments are below:

“LY/4/19/HH

The property has been identified by the Council as a Locally Listed Building or Structure of Character. As such it is considered to be a heritage asset for the purposes of planning policy. Further the property is located within the Lyminster Conservation Area which is a designated heritage asset.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. In light of this, some comments are provided based on my own assessment/observations.

Lyminster is a small, attractive rural settlement located between the towns of Littlehampton and Arundel. As noted within the Conservation area statement, it is characterised by buildings of various scale, style, date and materials. There is an informality of layout enhanced by mature landscaping and verges. Flint walling is also an important feature of the area.

The agricultural basis of the settlement is echoed in several buildings in the village which are vernacular in appearance. The property itself is a flint fronted cottage which forms one end of a terrace of three similar properties, although it is the only one fronted in flint. The applicant helpfully states that the original cottage is thought to date from the 19th century, but that reading the structure it may possibly be of earlier origin. It was formerly used as the village post office and still retains a post box, inset into the front elevation.

The cottage fronts directly onto Church Lane, which is an attractive and tranquil road, which leads to the church of St Madeline. The lane has a mix of architectural styles and buildings, dating from various periods. There are views direct to the north over open fields towards Arundel.

The cottage has already been extended with a substantial single storey, side extension being constructed during the latter part of the 20 century. The Design and Access Statement helpfully indicates that this wing replaced an earlier store building and is T-shaped with a forward projecting range into the street scene. This extension already forms a substantial extension to the older cottage.

The proposal consists of what appear to be two elements; a single storey extension and a first floor side extension, which shall be discussed in turn below.

Single storey rear extension

The single storey rear extension would be an addition to the modern part of the property, and of a scale which would mean that it could remain subservient to the host dwelling. Further, it would not be visible from the lane which would mean that it would not harm the character or appearance of the conservation area. The success of this element of the proposal would be dependent upon the quality of the materials and joinery to be used.

Although saying that, the loss of the chimney is unfortunate as it is visible from the lane.

A positive feature of the proposal is the replacement rear casement window with something more in keeping with the property, along with the loss of the two upper level rooflights.

First floor side extension

The overall scale of the development is substantial and would be of a size as to make this part of the property (i.e. the modern extension and new works) appear larger than the existing, original cottage. It is considered that the new roof would appear to be larger than that of the existing cottage, and therefore not subservient to the host dwelling. It would therefore have an overbearing impact, which it is considered would dominate the street-scape and be out of keeping with the character of both the host dwelling and the immediate area.

It would also look like a separate unit of accommodation has been created, forming a fourth unit to the terrace, as opposed to a subservient extension to an existing property.

It is also not clear why a half hip has been proposed, when the existing two storey elements of the terrace have gabled elevations. This feature is repeated elsewhere in the conservation area.

Consequently, it is considered that the extension would not preserve the building, or the character or appearance of the conservation area.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

For your information, the Planning Practice Guidance states that public benefits include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*
- *“*

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.

From: simon harvey [REDACTED]
Sent: 29 May 2019 21:15
To: Zac Denton
Subject: Re: LY/4/19/HH - Extension of Time

Hi Zac,

Thankyou for your email and I will await the suggestions from the Conservation Officer. I have no issue with a further EOT as long as we can maintain dialogue on the scheme.

Kind Regards,

Simon

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 29 May 2019 08:40
To: 'simon harvey'
Cc: Conservation Officer
Subject: RE: LY/4/19/HH - Extension of Time

Dear Simon,

I'm sorry that we have passed the previously requested EoT, the comments had to be changed. This is because I told the Conservation Officer that you would be open to amending the scheme, so the comments will (hopefully) include suggestions for any changes that could be made in order to make the application acceptable.

I will chase the Conservation Officer today, to see if there has been any progress.

My apologies,

Zac

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

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From: simon harvey [REDACTED]
Sent: 28 May 2019 21:45
To: Zac Denton
Subject: Re: LY/4/19/HH - Extension of Time

Hi Zac,

I'm aware that we are still awaiting Conservation Officer's Comments on the submitted scheme at 253 Church Lane and we have now exceeded the EOT.

In the interim, whilst I wait for his formal comments, I have looked at the scheme again and prepared a slight revision which perhaps lessens the impact on the street scene by removing the previous front gable. Perhaps if this addresses his concerns, it may be seen as an alternative option. However without knowing the full extent at present, I cannot second guess. My clients are eager to resolve the application in a positive manner and if further work is required to achieve it, then I'm happy to explore the options further but would appreciate any feedback from which to work.

I look forward to hearing from you

Kind Regards,

Simon

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 15 May 2019 14:41
To: 'simon harvey'
Subject: RE: LY/4/19/HH - Extension of Time

Dear Simon,

Thank you for the email and the Extension of Time. I am happy to forward the Conservation Officers comments to you when I receive them, to see if any amendments can be made to the scheme.

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

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From: simon harvey [REDACTED]
Sent: 15 May 2019 13:19
To: Zac Denton
Subject: Re: LY/4/19/HH - Extension of Time

Hi Zac,

Thanks for your email. I'm happy to extend the application, however I'm concerned that the 22nd May gives us no time to respond to the CO comments. If the scheme as is, is likely to be refused, then I would prefer to have the chance to revise it to run under the current application. Can you advise if its likely to be refused in its present form? if so, I can address now.

Kind Regards,

Simon

From: Zac Denton <Zac.Denton@arun.gov.uk>

Sent: 15 May 2019 11:06

[REDACTED]
Subject: LY/4/19/HH - Extension of Time

Dear Mr Harvey,

Apologies for not getting back to you sooner, I have been on Annual Leave. I am still awaiting comments from the Conservation Officer, although it is believe that he may be able to provide a response by mid next week, would you be agreeable to an Extension of Time until the 22nd of May?

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

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