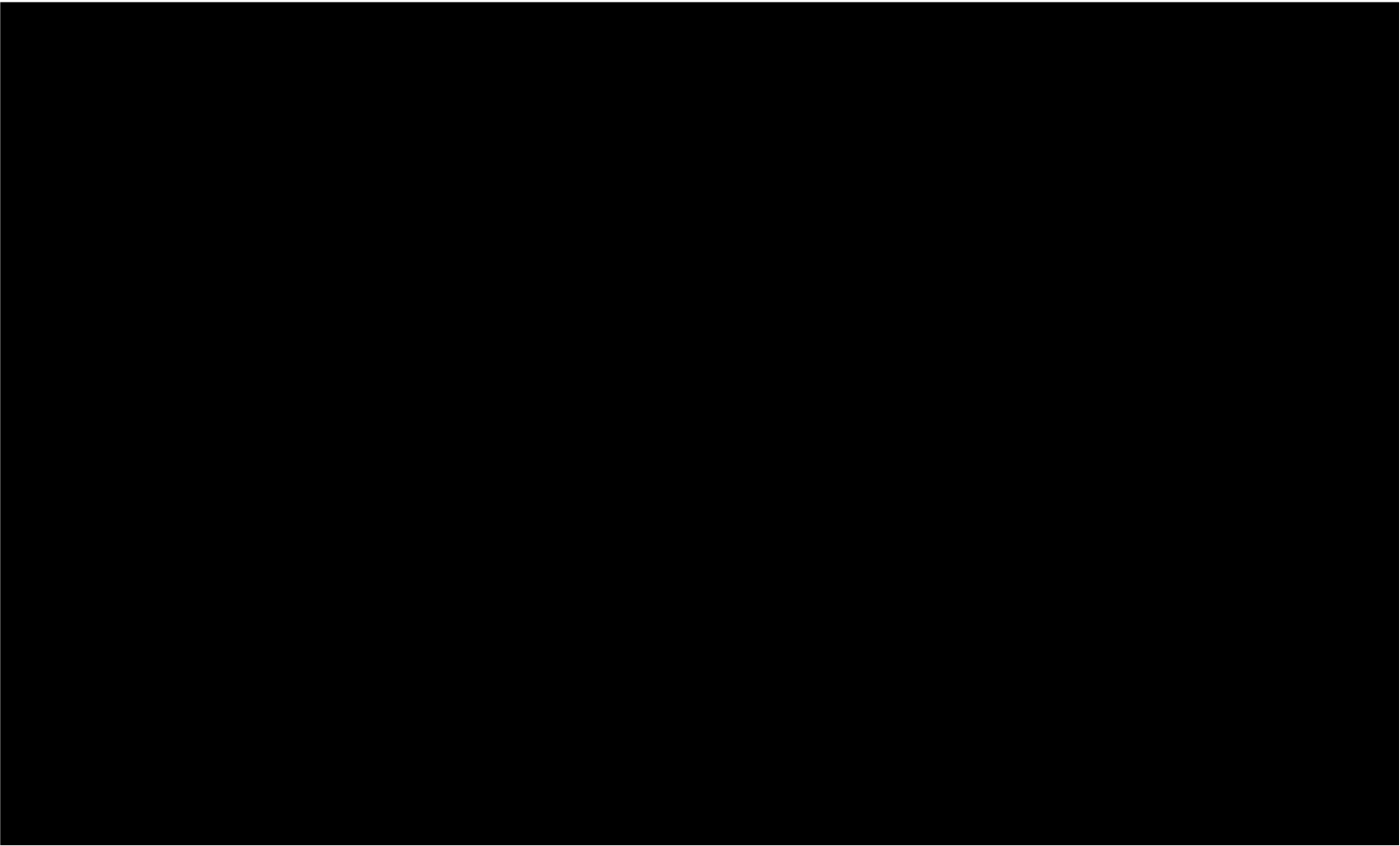




From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 28 February 2020 17:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/1/20/PL - 209 Pagham Rd - CONSERVATION COMMENTS

Hi

Please add these to the file as 'Conservation Officer comments'

Thanks
Amy

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 28 February 2020 16:00
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: P/1/20/PL

P/1/20/PL

209 Pagham Road Pagham PO21 3QD Extension of existing flat to create 1 No. dwelling house.

Whilst the property affected by the proposal is a modern end of terraced unit, it adjoins a grade II Listed Building. This building accommodates two dwellings referred to as Martins Cottage and Summer Lane Cottage.

The listing description identifies it as being C17, with one storey and an attic, along with a hipped thatched roof. It is faced with flints with red brick dressings and quoins. The windows are casement in style. The listed building is considered to be of aesthetic (fortuitous) significance. The setting of the listed building has already been negatively impacted as a result of a significant amount of C20 development which extends right up to the cottages.

The proposed change of use will not harm the neighbouring heritage asset, as it will introduce a use that is more compatible with it. However, the proposed extension would result in development extending even closer to the listed building than it does at present, which could cause some harm to the listed building.

It would appear that the rear extension will abut the curtilage wall of the neighbouring listed building. Development proposals such as this should ensure that they do not harm the wall either during construction, or afterwards through the design or use of materials.

At present, it is considered that there is potential for the development to harm the listed building/curtilage wall. This level of harm would be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). Such harm would be on the lower end of the spectrum.

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

If you are minded to approve the proposal, the applicant should submit details of how the wall will be protected during the construction works.

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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