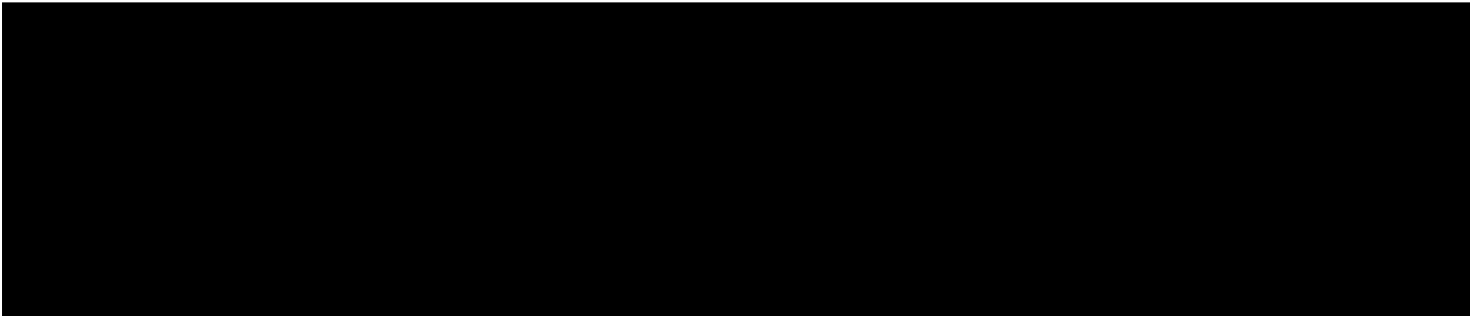




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 29 April 2021 17:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/38/21/PL

P/38/21/PL

Little Sefter Farm Pagham Road Pagham

Extension to existing agricultural barn. This site may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development.

The application site is located on the Pagham Road in an area close to two listed Buildings: The White House and Pennicotts Farm.

The White House is late C18. Two storeys, detached house with stuccoed elevations, clay tiled roof and a porch with Doric columns. It is considered to be of architectural/historical significance.

Pennicotts Farm is a grade II C18 Listed Building. It is a detached, two storey 'L' shaped building with a rearwards arm along its southern side. It is of Red brick construction. The main entrance porch centrally placed within the western frontage, along with a simple porch. Attached to the northern side of the main building are several single storey brick elements with pitched roofs. It is considered to be of architectural significance.

The Proposal

The proposed extension is substantial in size and would appear to of a similar size and appearance to the existing building. There is an existing hedgerow which stretches across the area of the proposed extension, but there is very limited planting in front of the existing building which means it is visible from the road. The existing large building is in view of the listed building when looking in a southerly direction (with The White House on the left hand side), and it is considered that the same will be said of the proposed extension. Both the existing building and the proposed extension do not make a positive contribution to how the listed building is experienced when looking in a southerly direction.

I note that there is an existing line of trees to partially screen the listed building and that the plans indicate that the intention is to increase the buffer planting next to both the existing agricultural building and the proposed extension. This would help to soften the impact of the building and ensure that it is screened from the road. However, it is considered that it would have to be introduced in a more mature condition so as to ensure that it has the desired effect on completion

of the extension (if granted). The reason for this being that the barn is substantial in size (length and height and would still be clearly visible.

Conclusion

Any harm to the historic environment, no matter how small is harmful. The existing building is already seen in the context of the listed building and it is considered that the proposal to substantially extend it would also be harmful. Therefore, on balance, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale.

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).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please visit
www.arun.gov.uk/planning

