

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 November 2017 08:57
To: Planning Scanning
Subject: FW: Abbots Lodge
Attachments: R 131 17 PL Land Adj to Abbots Lodge 85 The Street Rustington.doc

From: David Easton
Sent: 01 November 2017 11:38
To: Planning.Responses
Subject: FW: Abbots Lodge

Please upload as an additional consultation response.

From: Clare Dales
Sent: 31 October 2017 16:12
To: David Easton
Subject: Abbots Lodge

David – herewith comments.. Let me know what else you need if anything

Regards

Clare

Clare Dales – Principal Conservation Officer

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


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**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	R/131/17/PL
Address	Land Adjacent Abbots Lodge 85 The Street Rustington BN16 3NL
Description	6 No. one bed apartments. This application affects the character & appearance of the Rustington Conservation Area and a Listed Building.
Case Officer	<u>Mr D Easton</u>
Date	31.10.17

I visited the site on 31st October 2017

The proposal is to develop the part of the existing gardens to Abbots Lodge to erect a block of six flats. The proposal site is within the curtilage of a Listed Building, within Rustington Conservation Area, and within 100m of 4 other Listed Buildings and a Building of Local Character.

The Abbots Lodge is a Grade II listed building of the early C19th and was the vicarage to the neighbouring Church of St Peter and St Paul. Abbots Lodge sits within its intended garden plot. Although now compromised by parking within this space, the garden still reads as such, and provides a green buffer space between the range of historic buildings in the Rustington Conservation Area to the West and the C20th shopping parade to the East.

The character of The Street alters travelling from West to East at the junction with Claigmar Road. The South side of The Street (the Conservation Area), is characterised by flint walling with individual properties and churches boarded by trees and mature planting. The Northern side of the road is characterised by a variety of smaller, two storey shops with flats over. This contributes to a feeling of open-ness, sky and greenery, creating a sense of arrival at the village shopping centre. This junction between the c20th planned urban townscape of the parades of shops and the urban grain to the West is punctuated by Abbots Lodge, its garden setting with mature trees.

It is considered that the proposal would compromise the special character of the Conservation Area as overly dominant in terms of its massing and siting within the plot. The proposal would also be highly visible looking into the Conservation Area from The Grangeway, Claigmar Road and looking East along The Street.

The relationship of the proposal with the listed Abbots Lodge is uncomfortable and is considered visually dominant in relation to the heritage asset, its setting and that of the Conservation Area. The proposal is of three storeys, which is more than is

typical of the area, with rendered finish and general detailing - including white metal balconies - is considered both out of character with the surroundings, and fails to make a positive contribution to it. In addition to the building itself, the application notes the breaching of the historic flint wall to make new vehicular and pedestrian access; the creation of 10no. parking spaces to the front of the plot; and the erection of a street-facing timber cycle/bin store. It is considered that the hard landscaping, lighting and proposed paving surround the proposed building would be detrimental to the setting of the listed building and the character of the Conservation Area.

Therefore, It is considered that the proposed development does not meet the following criteria for the reasons outlined above:

Arun DC Policy GEN7 refers to principles of development *that (iii)... responds to identified characteristics .. and respects and enhances local distinctiveness...*

- It is considered that the proposal fails to respect or enhance local distinctiveness

Arun DC Policy AREA2 Conservation Areas ...*Planning permission will be granted for development which preserves or enhances the character or appearance of the Conservation Area or its Setting.*

- It is considered that the proposal fails to enhance the character of the Conservation Area or its setting

Arun Local Plan 2011-2031 Policy HER SP1 the Historic Environment ... *the council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Sections a)Conservation Areas b)Listed Buildings d) Locally Listed Buildings of Special Character*

- It is considered that the proposal fails to conserve or enhance the historic environment

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: *Proposals affecting listed buildings will be required to: a) ..preserve character... e) ...protect and enhance the setting of the building...*

- It is considered that the proposal fails to conserve or enhance the setting of the listed building, or its planned garden space.

Arun Local Plan 2011-2031 Policy HER DM116.4.6 Conservation Areas.....*new development must be of a high standard, reflecting form, materials and character in the locality. The spaces between and around buildings and views are very important...* and 16.4.12...*Setting Development which adversely affects the setting, character appearance of or views in and out of the conservation area will be refused.*

- It is considered that the proposal does not adequately respond to local material, form or scale and adversely affects the character appearance and views in and out of the Conservation Area.

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should '*enhance or better reveal the significance of a designated heritage asset*'

- It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application be recommended for refusal as it cannot be supported on heritage grounds.

Clare Dales
Principal Conservation Officer
Arun District Council