

From: Nicola Oktay on behalf of Planning.Responses
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Conservation Officers response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 24 January 2025 18:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: WA/102/24/PL

WA/102/24/PL

Longacre The Street Walberton BN18 0PY

Erection of 6 No. dwellings with car ports and car parking along with a new ecology and open space area with use of existing access onto The Street.

A map based assessment has identified a number of heritage assets in close proximity to the application site, which include:

Conservation Area

- The Walberton Green Conservation Area

Listed Buildings

- 15-20 The Street

Locally Listed Non-Designated Heritage Assets

- Ivy Cottage
- Pipers Cottage
- Fir Tree Cottage

Conservation Areas

Whilst there are two conservation areas within the village, it is the Walberton Green Conservation Area which is of relevance to this application. Walberton Green, and the area of development that surrounds it form their own distinct character area. Unlike the majority of the village which is focused on the one road which is roughly orientated east/west (The Street), the focus of attention is upon an area of open green land, dissected by a number of roads. The roads that traverse the green provide links to many neighbouring villages such as Fontwell and Barnham. They all feed into one point which creates a complex junction, but also a focal point for the area.

In addition, the roads directly influence the green; instead of being one large area, the roads divide it up into a number of smaller sections. These areas dominate the space, all of which are roughly triangular in shape. However, each has its own distinct characteristics.

A sense of a rural village is created by the presence of the open, green space as well as the absence of street furniture and limited paving. This is further enhanced by the many trees and greenery distributed throughout the conservation area, in the open space and the many private front garden spaces. This provides a feeling of transition between the main part of the village and the surrounding countryside to the west.

A mixture of property types can be found in the area covering a number of different ages and construction types: detached, semi-detached and terraced, all of which are two storeys high. Existing development is small in scale and relatively low density in nature.

Numbers 15-20 The Street

Numbers 15-20 The Street form one building. They are of early C19 construction being two storeys. The front elevation is of Red brick and grey headers, along with a flush stringcourse of grey headers. Hipped tiled roof. Timber multipaned casement windows. The terrace is of architectural/historical significance.

Locally Listed Non-Designated Heritage Assets

The following Buildings or Structures of Character have been identified within the conservation area:

- Ivy Cottage
- Pipers Cottage
- Fir Tree Cottage

All of the properties are experienced within the village set amongst other buildings.

The Proposal

The Proposal is for the construction of 6 dwellings with garages and car parking. I note that the intention is to utilise the existing access onto The Street and to include a small area of open space.

The proposal seeks to develop an area of rear garden of a modern property known as Longacre as well as that of a neighbour. This is situated adjacent to the Walberton Green Conservation area and some listed and locally listed buildings, including 1 & 2 Mill Cottages.

It is positive to note that a comprehensive heritage statement has been prepared as part of this application. It is positive to note that in addition to the designated heritage assets that it also identifies that the non-designated heritage assets contribute significantly to the character of the conservation area in their material, scale and character.

The conservation area retains the sense of a green surrounded by historic buildings. whilst there is some modern development this is not overly intrusive and the semi-rural character maintained, especially to the west where development is more limited.

The presence of the existing development fronting on to either The street, Mill Lane or the green mean that there are little or no opportunities to see the site/proposed development in the context of the various heritage assets – a view shared by the heritage statement in its settings assessment. Any glimpse of the development would be of one or more new roofs, but this would be in the context of some existing surrounding development. This impact could be further lessened through the use of appropriate materials. The heritage statement considers that this is very low within the spectrum of less than substantial harm, and I would agree with this approach.

I note that the heritage statement identifies that the development would lead to the potential erosion of the green buffer to the conservation area, although this would be minimal and partly maintained by the new gardens. The heritage statement also considers that this is very low within the spectrum of less than substantial harm, and I would agree with this approach.

The proposed development would be similar to other small backland developments within the village such as that behind the Holly Tree Public House. The overall approach of the development gives the feeling of being designed for both the site and locality as opposed to a standard set of house designs and site layouts, which is positive.

The layout would appear to have been carefully considered so that it has a lower density character with a small area of open space, and plenty of retained or new planting/trees. The access road also has a more informal arrangement in the rear part of the site.

As identified in the heritage statement, the proposed buildings reference the local vernacular, and the decorative quality found in buildings in the village from the late 19th century. The proposed material pallet also looks to be appropriate for the sensitive context. It is also positive that the level of detail it such that it goes to the extent that we are informed that the brickwork will employ Flemish bond. References to the proposed windows and paint colours are also positive and help to ensure that the development is of an appropriate quality. The result is a small group of pleasant houses with their own character which better suit their context.

Although, as with all developments such as this one, the success or not will also be dependent on the proposed materials, detailing, materials/design of the windows/doors and flintwork used. Such information should be provided as a condition of any approval and I include some suggested wording, should that be of assistance to you.

As a result, I am of the opinion that some form of development is considered to be acceptable in this location (from a built heritage perspective). Although, this is dependent upon the layout and design of the new houses.

Suggested Conditions

DETAILS OF ALL EXTERNAL MATERIALS

Details of all external materials to be used on the works hereby approved shall be *submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved details and thereafter retained. This shall include details of the materials, finish, and colour.*

Reason: To preserve the appearance and special character of the buildings for the future in accordance HER SP1/HER DM1/HER DM3 of the Arun Local Plan and the NPPF

SAMPLE FLINT PANEL

No development shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

Reason: To preserve the appearance and special character of the building for the future in accordance HER SP1/HER DM2 of the Arun Local Plan and the NPPF

WINDOWS AND DOORS

Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER SP1, HER DM2 of the Arun Local Plan

Conclusion

Whilst the site cannot be seen from the surrounding road network, it is located within the settings of various heritage assets. It is therefore positive to see that the site and properties read as a simple backland/courtyard style development as opposed to a more general housing estate/development.

I note that the heritage statement identifies that the development would lead to the potential erosion of the green buffer to the conservation area, although this would be minimal and partly maintained by the new gardens. It also considers that there is the potential to see the rooftops of the new development in the context of the non-designated heritage assets. Although this would be minimal and in the context of surrounding modern development. On the scale of harm that this would be at the very lower end of the spectrum of less than substantial harm, and I believe that I would agree with that opinion.

As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

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