

From: Martyn White
Sent: 10 July 2019 14:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: WA/44/19/PL

WA/44/19/PL

I note that this application relates to a small-scale extension to the Baptist Church. The church has been identified as a locally listed building, as has the adjoining Landsdwone House. The church is also located within the Walberton Conservation Area

It is considered that the special character and significance of the Walberton Village Conservation Area is derived from the following the linear form and layout of the village along historic routes. Development consists of a fine collection of listed buildings which front on to the street. Properties are small in scale, and domestic in nature. The survival of original architectural details and decorative features, along with the use of traditional building materials, creating a uniformity of place. In addition, the extensive use of traditional boundary treatments including stone walls, which contribute to the village's rural character, reinforce the linear form, and interlink the buildings and spaces.

Both of the Locally Listed Buildings are very attractive structures which play a significant role in the street-scene.

Whilst, the current extension is small in scale, it has been constructed from materials which are not traditional in appearance and appear to contradict with the host dwelling. Such materials are not normally supported. Further, the plans appear to show that the structure is visible from the public realm. Such a concept is considered to be problematic.

Whilst the application is to retain the current extension for a year, this is dependent upon the applicant obtaining enough funds to construct the previously approved extension. Is there enough certainty that the current structure will be removed after a year? If not, it might be that it must remain for a number of years. Such a concept would be problematic.

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).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.