

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

23 July 2021

Dear Sirs

Stakers Farm, North End Road, Yapton
Householder application with Listed Building Consent

On behalf of our client Granite Gate Ltd, we apply herewith, Listed Building Consent for the following;

'Upgrading of existing access with new turning area and garage to serve Stakers Farmhouse' at Stakers Farm, North End Road, Yapton.

As noted, the site benefits from Detailed and Listed Building Consent for the following:

'Conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking.' (ref. Y/105/19/PL and Y/106/19/L).

Given that the applicant seeks to replace an approved store with a garage and that conditions on Listed Building Consents cannot be varied, a fresh Householder Application with Listed Building Consent is required.

A Section 73 application to vary approved plans within Condition 2 of the detailed consent Y/105/19/PL has also been submitted. This addresses Site Layout changes required to facilitate the upgrading of the access and provision of a new turning area. The application also proposes minor amendments to the internal arrangements and elevational treatments of the barns. The plans submitted with this Householder Application and those submitted with the S73 submission are reflective of one another.

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Town Planning ► Development Consultancy



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The application is accompanied by the requisite fee [REDACTED], planning application form, Heritage Statement and the following drawings:

- 1020-03D Proposed Garage for main house (A3)
- 1020-10 – Site Location Plan and Block Plan (A3)
- 1020-11 Proposed Site Layout Plan (A1)

The proposed development and reasonings are set out within the following sub-headings.

Upgrading of the existing access

An informal access drive is currently located to the rear of the existing barns, providing access to the rear of the residential property and used primarily for upkeep and maintenance of the grounds. The grounds cannot be accessed from the eastern or southern boundaries of the site due to a Grade II listed flint wall.

The site layout as submitted, facilitates the retention and upgrades to the existing track. A suitable access way would need to be 3 metres in width. In order to minimise hardstanding, it is proposed that the access would comprise of a 3-metre-wide route with cobbled wheel routes and a central grass strip. The access would therefore be of an informal nature, resonating with the agricultural character of the historic outbuildings.

New Garage to replace approved Store

In respect of the proposed garaging, it would normally be expected that a dwelling of this nature be provided with on plot parking and also ancillary garaging of some form. The location of the aforementioned listed wall and listed status of the existing farmhouse means that the potential location for parking and garaging is limited.

Following heritage advice, it is clear that the approved store on the northern boundary could be replaced with a slightly larger garage and store without impacting on the setting of the listed buildings. This would be the most logical approach to securing on plot parking whilst also providing secure storage for the applicant's classic car. A slight re-siting of the fence line and additional hardstanding comprising of a gravel surface is also proposed to allow for an appropriate turning area.

The submitted Heritage Statement concludes that the access drive in particular resonates with the semi-rural character of the former agricultural buildings to its east. In terms of siting of the new garage, it concludes that the placement and scale of the new structure would not be prominent visually and given the separation from the listed building, would not harm the setting and significance of the designated heritage assets.

Summary

For all of the above reasons we trust that this Householder and Listed Building Consent can be granted planning approval on the grounds sought. In the meantime, we look forward to receiving an acknowledgement of receipt at your earliest convenience.

Yours Sincerely,



**Ellie White MRTPI
Senior Planner
Henry Adams LLP**