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From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/110/21/L

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Stakers Farm North End Road Yapton BN18 0DU

Listed building consent to upgrade the existing access with new turning area and addition of a garage (This application may affect the Character and Appearance of the Main Road Yapton Conservation Area)

Stakers Farm is a Listed Building, and as a consequence, the buildings subject to the current proposal are curtilage listed. The farmhouse itself is an early C19 building of two storeys and attic with two dormers. It is Stuccoed and has a stringcourse. The roof is tiled, and there is a later C19 square stuccoed porch. It is very similar in appearance to Yew Tree House.

The barns which are the subject of this proposal are attractive, well-mannered buildings which through their design and location relate directly to the main listed building. The majority of the barns focus around an attractive courtyard which lies directly behind the farmhouse.

There are also a number of other listed buildings in the local area, including Yew Tree House, The Homestead and Berri Court. Yew Tree House is an early C19, detached building which is faced with stucco and a later C19 square porch.

The application site is located within the Yapton: Church Land and Main Road Conservation Area where there is a close-knit pattern of development.

The Conservation Area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.

The contrast between road fronted development and large residences, e.g. Dyers Croft and Berri Court set in their own grounds, also contributes to the special character of the area. Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Areas. Chimneys are also important features on the skyline. Mature landscaping including many substantial trees and tree groups, enhance the rural character of this area, the setting of the buildings and the street scenes.

The Proposal

The proposal is to upgrade the existing access with new a new driveway, turning area and construct a garage. It would appear that this would serve the owner of the Stakers farmhouse itself and not the future occupants of the barn conversion.

The drive would be located to the rear of the proposed barn conversion units and separated from them by a fence. The driveway itself would replicate a more rural / traditional driveway that is appropriate for the location and the surrounding agricultural buildings, and therefore seem to be acceptable. However, I would want to understand what the and how the cobbles and the cobble strip will actually look like and would require further information. This can be dealt with by way of condition if you are minded to approve the application. Details of the fencing which will divide the access road and vehicular turning area should also be confirmed and details provided to the LPA. As before, this can be dealt with by way of condition.

From looking at the site plan provided as part of this application, it would appear that the red site boundary would cover an area of hardstanding which would separate proposed units 2 and 3 of the barn conversion scheme. This area is also covered in two separate applications (see Y/107/21/PL and Y/108/21/L). A significant area would be paved in order to provide access to the parking courtyard as well as to the new cobbled driveway and vehicle turning area.

The use of brick paviours is of some concern, as this could introduce a sub-urban character into what should be a more rural one. It is not clear why such a material was chosen, when something more in keeping would be more appropriate. If it could be proven that the paviors selected would reflect the more rural location and age / type of buildings in the development, there is a chance that they could be acceptable. Therefore, if you are minded to approve the application, I would recommend that details of the paviors are provided. This could be achieved by way of condition.

The proposed garage building is of a standard timber framed barn with log store. It is of timber construction with a tiled roof and two conservation rooflights. The design and location appear to be acceptable and would not cause harm to the setting of the listed and curtilage listed buildings. The success will depend upon the materials used and it would help to understand what the windows and doors will look like, what materials will be used and how they will be treated i.e. stain or painted etc. These details can be supplied by way of condition if you are minded to approve the application.

Conclusion

Whilst it is acknowledged that this forms part of a larger proposal. I am of the opinion that the proposed garage and new cobble driveway do not cause harm to the significance of the heritage assets or their setting. As a consequence, it 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
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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