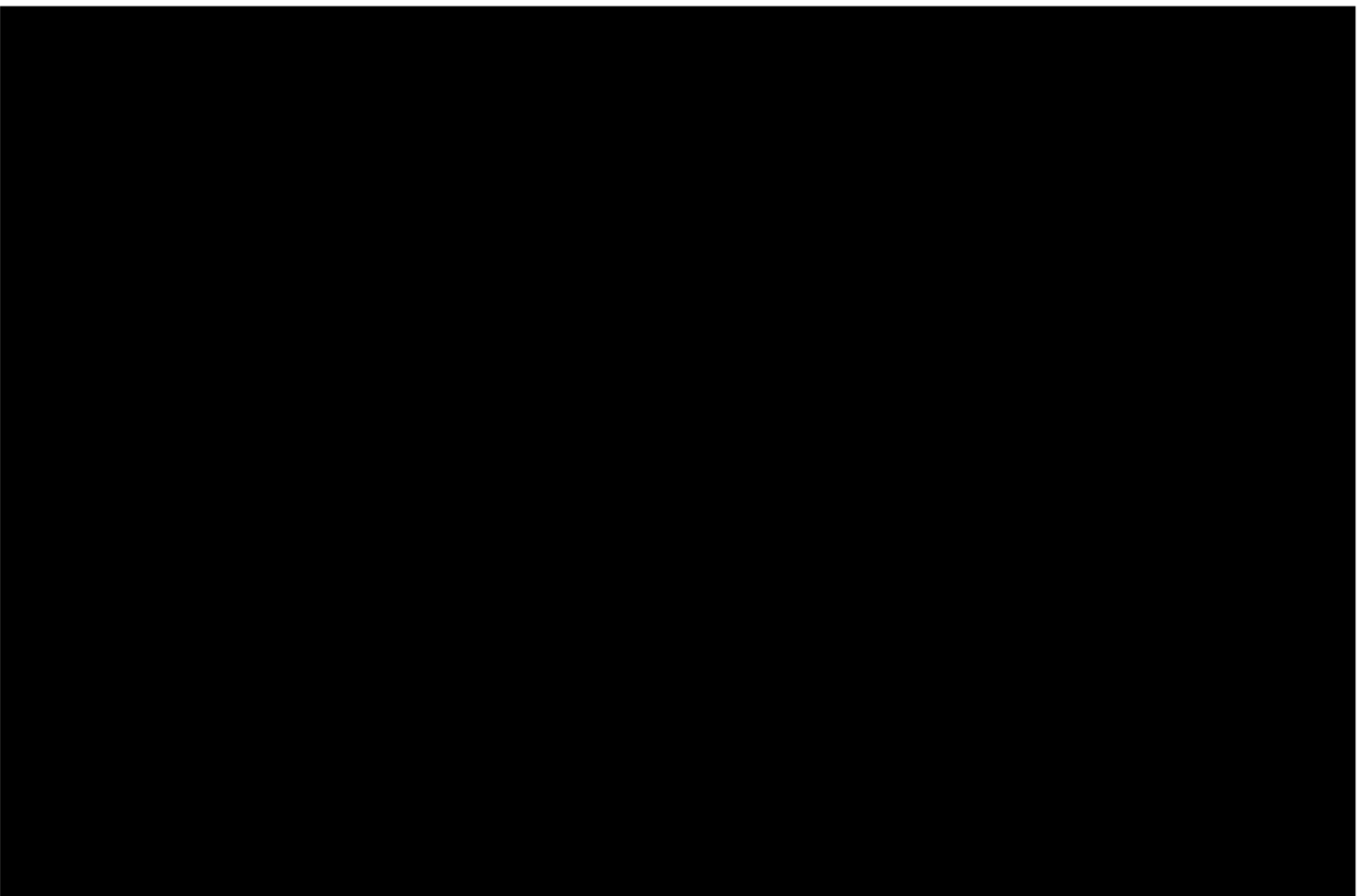




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 12 October 2021 17:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/135/21/L

Y/135/21/L

Rose Cottage Church Road Yapton BN18 0EW

Listed building consent to install an electric vehicle charging point in garage.

Rose Cottage is a Grade II Listed Building. it is identified as being an C18 with a date stamp on the front elevation of 1721. Two storeys. Half of the front elevation is faced with flints with brick dressings and quoins, whilst the other half (a later addition) is faced with bricks. The front and side elevations are all now painted. The ground floor of the brick half of the building has been modernised with the introduction of a bow window and garage (which is recessed from the front elevation). Slate roof and chimneys. Multi-paned casement windows. It is considered to be of aesthetic (fortuitous and historical significance).

The cottage is also located within the Yapton: Main Road and Church Road Conservation area. Within the Conservation Area there is a more closely-knit pattern of development, with a number in the immediate area fronting directly on to the road. Most buildings are two-storey and are constructed either in brick, flint/brick or stucco, together with natural slate or plain clay tiles for the roofs.

The Proposal

The proposal is to install an electric vehicle charging point in garage. The charging point will be screwed to the inside garage wall and will be connected to the electric mains. Information provided as part of the application indicates that the wall that the charging point will be installed on is of modern fabric and therefore of no significance. The unit can also be considered as 'temporary' in that it could be removed if needed. I am therefore of the opinion that the unit will not harm the listed building or be visible to the conservation area and is acceptable.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets identified 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
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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