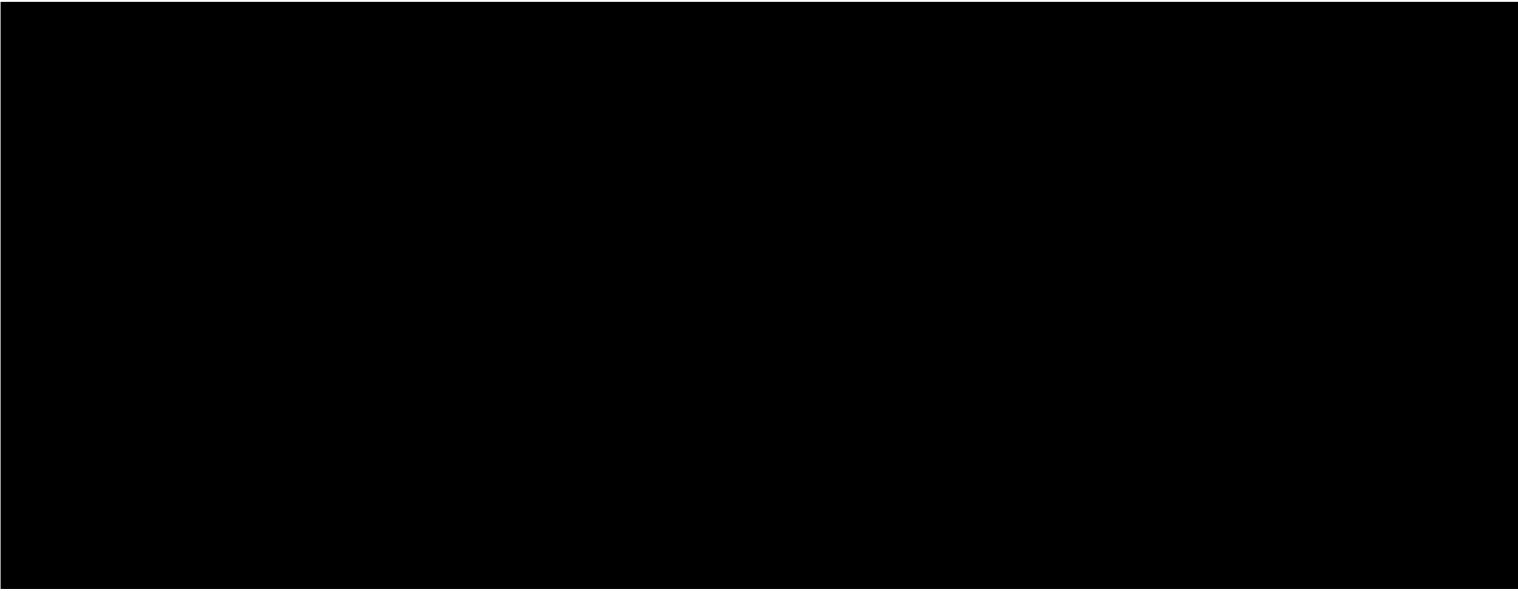




From: Stuart Corbey
Sent: 09 April 2019 17:54
To: 'Holland Architecture'
Cc: Martyn White
Subject: RE: Rookery Cottage Y/13/19/HH

Victoria,

Further to our telephone conversation I would like to take this opportunity for you your client to review the design and significance of the design, scale and layout of development to this non-designated heritage asset. The buildings importance has been considered by Arun DC Historic and Listed buildings advisor - Martyn White.

The Rookery appears on historic mapping at least on the 1st OS series dated at 1875. As per Section 16 of the NPPF and Para 184 to 189, development should consider the character and appearance of a non-designated heritage asset, to ensure any development reflects this.

In respect of Policy HER SP1 of the Local Plan, Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment. The officers consider this is a building worthy of a non-designated status and therefore the development would prejudice the above, affecting its setting therefore on this basis alone could be refused.

In respect of Policy D DM1

(1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";

(2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area";

(4) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

The officers consider the development fails to meet the above criteria. It fails to reflect the character and appearance, whilst the scale would not result in sympathetic addition to benefit the existing dwelling to its benefit. For the above reasons the officers have no choice but to refuse the current scheme.

We do believe the property is worthy of extending, and we invite you to withdraw the current application, and work with us to consider the above points and resubmit following further consideration.

I look forward to hearing from you.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Holland Architecture [REDACTED]
Sent: 27 March 2019 13:12
To: Stuart Corbey
Subject: Rookery Cottage Y/13/19/HH

Dear Stuart

I hope you are well, I am contract you in regards to the application Y/13/19/HH we are acting as the agents to the project. Are you able to provide some information on how the application is coming along and if there is any more information you would further like from us?

With Kind Regards,

Joel Passmore
Architectural Assistant



[REDACTED]
71 Peppering High Barn
Burpham
West Sussex
BN18 9PH

Please consider the environment before printing this email.

This e-mail is from Victoria Holland Architecture Ltd and is intended only for the addressee named above. This email may contain confidential or privileged information. If you are not the named addressee or the person responsible for delivering the message to the named addressee, please advise the sender by return email and delete it from your system. The contents should not be disclosed to any other person nor copied, taken. The recipient is responsible for checking this email and any attachment for viruses. Victoria Holland Architecture Ltd accepts no liability for any damage caused by any virus transmitted by this email.

The copyrights of all attached files on this email are the property of Victoria Holland Architecture Ltd and may be used in connection with the project for which it was prepared.