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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 February 2021 16:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/146/20/RES

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Land at Street Buildings North End Road Yapton BN18 0DT

Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building

The site is located in a semi-rural area, to the north of Yapton Village and is bound by fields to the north and western boundaries. It lies to the south of Maypole Lane and west of North End Road and is predominantly flat with hedgerows and hedgerow trees along the boundaries. There is also a small section of flint walling which fronts on to North-End Road. Further, the eastern boundary is bordered by housing including Yapton Lodge and The Old Cottage and by North End Road.

The Old Cottage is a Grade II listed building which lies to the east of the site and fronts onto the western side of North End Road. The Old Cottage is identified as being an C18, two storey detached house. It is stuccoed and has a tiled roof along with casement windows in mounded architrave surrounds. It has a modern gabled porch. It is of aesthetic significance.

Yapton Lodge adjoins The Old Cottage and has been identified by the Council as a Locally Listed Building or Structure of Character, and as such is a non-designated heritage asset. The site

contains a flint and brick barn, which it would seem is to be demolished. This is unfortunate as it forms part of the character of the area.

The proposal relates to 45 new houses and associated landscaping. It would appear that the site has been organised so that the new houses are set back from North End Road with the closest buildings being located to the rear of the curtilage of the assets identified above.

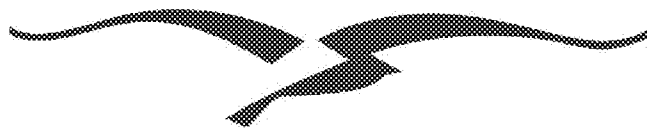
The design of the houses appear to be based on the designs of properties constructed in the early to mid C20, which are somewhat suitable for the character of the wider village, which grew substantially during the C.20. the success of which will be dependent upon the quality of the materials used. However, it is not clear why a terrace of houses (units 26-29) have been located so close to the end of the curtilage of the listed building, with very limited landscaping proposed. It is considered that there is the opportunity to ensure that there is an attractive landscape buffer (of mature trees and open space) between the heritage assets and the new development. as a consequence, the location of the building is potentially harmful, but it could be reduced through greater landscape buffering.

I note in the Design and Access Statement that it identifies that the existing flint wall to North End Road will be retained, if possible, and extended in a sympathetic way. The retention of the wall is a positive feature of the proposal and any works to extend it should be carefully implemented in order to ensure that it closely reflects the existing element. If the wall has to be removed, and it is to be replaced, a new flint wall should be provided. Details of any new walling in this location, including materials and appearance could be provided for by way of condition if you are minded to approve it.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale. 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 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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