



From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/176/21/PL

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Bonhams Field Main Road Yapton BN18 0DX

Variation of condition following grant of Y/63/19/RES relating to Condition 1 - approved plans (replacement of a proposed brick wall with Iron Parkland boundary railings to match the existing railings along the site boundary). This application affects the character & appearance of the Yapton (Main Rd) Conservation area & affects the setting of Listed Buildings.

The majority of the site is located outside, but immediately adjoining the Yapton (Main Road and Church Road) Conservation area. 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 which contribute to the rural character of the Conservation Areas. Chimneys

are also important features on the skyline. It is considered that there are many identifiable features which could be incorporated into a modern development in this location.

There are also a number of Listed Buildings in close proximity to the application site. The closest being Bonhams Barn and nearby farmhouse (both Listed Grade II), which together with attractive brick walling (to the southern boundary of the development site), and the small field with its iron fencing to the south of Main Road, are attractive and important features.

The location of the development at the entrance to both the village and the conservation area, along with a significant number of heritage assets (designated and non-designated heritage assets) means that development in this site will be fully visible.

The Proposal

The proposal is to vary the approved plans so that a section of proposed and/or replacement brick walling is replaced with Iron Parkland boundary railings. A review of the current plans indicates that the railings will be 1.2m high and located where the walling has already been removed.

Whilst I am clearly aware of the presence of the estate fencing on the southern side of the road, it is not the dominant means of enclosure on the northern side, where it is of brick (or flint) construction. Brick walling is present to the front of some of the cottages to the west of the site and stretches up to Elms barn. Either side of this, the walling is of flint construction. Like the estate railings which dominate the southern side of the road, the brick (and where present, flint) wall plays a positive part in forming the entrance to the conservation area, and part of the street scene.

I acknowledge that one section of the site is enclosed by this style of fencing. However, this is separated by Bonhams House and Elms Barn. Both of which are predominantly enclosed by walling/some fencing/planting. It is therefore unclear as to why estate fencing is promoted in this location.

I was under the impression that the walling was to be extended into the estate on either side of the entrance road. This provided some form of continuity and gave the impression that the walling had 'always been like that'. This would have been potentially positive, subject to the use of materials and quality of construction. It would appear that a larger area of walling was removed when undertaking the works of proving the means of access, than was necessary. This is unfortunate as it resulted in the loss of part of an attractive section of walling.

It is not clear if the proposed railings will be the same height of the existing walling or in fact, taller. If it is the later, it will look awkward next to the older brick walling, out of character and therefore not have a positive impact. This approach is therefore disappointing. It is also not clear if the railings would be painted or left untreated.

The loss of the attractive, and important walling in a visible part of the road, along with the use of the fencing which is not present in this particular location means that the proposal is considered to be out of character, harmful, and not capable of support. The element of the wall which has been demolished should be reinstated, ideally utilising the original bricks and brick bond in order to ensure that the character of this part of the road is maintained as far as possible.

Conclusion

Any harm to a heritage assets has to be considered as harmful. In this case, whilst the larger development has already been identified as causing harm (for which public benefits were identified), I am of the opinion that this current amendment cannot be considered to be positive. As a result, the impact can be described as causing less than substantial harm in accordance with

paragraph 202 of the NPPF (2021). 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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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