

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2022 09:50
To: Planning Scanning
Subject: FW: Y/177/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Martyn White >
Sent: 18 January 2022 16:07
To: Planning.Responses <> Simon Davis <>
Subject: Y/177/21/PL

Y/177/21/PL

Bonhams Field Main Road Yapton BN18 0DX

Variation of condition following grant of Y/63/19/RES relating to Condition 1 - approved plans (the siting of an electricity sub-station and relocation of two car parking spaces). This application may affect the character & appearance of the Yapton (Main Rd) Conservation Area and 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, are attractive and important features at the entrance to the village from the west. Of note is the fact that the brick walling is to the northern side of this part of Main Road, whilst the railings are on the southern side.

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 related to the siting of an electricity sub-station and relocation of two car parking spaces. The proposed parking bays would leave a small, landscaped area behind, and it is assumed that this would remain as part of the open space and not form part of the private curtilage for the nearest house i.e., plot 41. However, based on the location and scale of the changes, it is considered that they will not harm the various heritage assets.

Conclusion

The application is considered to 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
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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