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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/22/19/PL

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The proposal site consists of a former garage on Main Road, Yapton. The garage building itself is a single storey structure that is in a poor state of repair. It appears to be a former flint and brick barn which has been extended and altered in order to accommodate its former use. It is set back some distance from a listed building, and is read as a back-land, industrial styled development. Whilst it is set back from the road, it is still visible from it.

The site is to the rear of the Grade II Listed Building, The Old Malt House, and is within the Yapton (Main Road/Church Road) Conservation Area. The Old Malt House is a C17, two storey, detached property. It is painted brick, with casement windows and a tiled roof. The conservation area consists of ribbon development with an established semi-rural character and village scape, surrounded by open countryside.

I note that this application is a revision to a previously approved scheme. The current proposal seeks to build a replacement structure on a slightly smaller footprint than the existing building. The justification for the loss of the existing structure is that it is structurally unsound.

The replacement structure will have a similar profile to the existing building, but create a one and a half storey dwelling. I note that the intention is to retain the existing flint walling and insert the new structure within it. This will ensure that it retains some of the older elements of the site. I also note that the appearance of the building is such that it will reflect that of the existing structure; i.e. one of a more industrial aesthetic.

As the proposal consists of a simplistic design and palette of materials, the quality of the materials and works will need to be high. You may wish to condition the materials in order to ensure that they reflect the character of both the site and the local area. Details of the windows and rooflights should also be provided by way of condition. The rooflights should be of conservation standard.

On balance, the application is considered to not cause harm to the significance of the heritage asset(s) or its/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 section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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