

**From:** Brian Banister [REDACTED]  
**Sent:** 26 March 2022 10:14  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Y/23/22/HH - Single storey side extension - 1 Tillington Cottages, Main Road, Yapton

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In respect of the above planning application the **Arun District Conservation Area Advisory Panel** wish to make the following comments:

### **Objection**

Nos 1 and 2 Tillington Cottages likely date to the very late 19th or early 20th Century and form part of the visual group of 3 and 4 Tillington Cottages (Local List Buildings), 5 Tillington Cottages, and the former Shoulder of Mutton and Cucumber Inn (Listed Grade 2).

The proposal includes extending the existing single storey, flat roofed, rear and side extension forward towards the front of the host building. Although still set back from the front elevation of the main building, it will potentially be more prominent in the street scene. In addition, at 4.8 metres in width and with a flat roof it will appear incongruous in relation to the pitched roof host building and the street scene which contains structures of traditional form and appearance.

It will appear out of keeping with the conservation area, in relation to the group mentioned above, Turpins Mount and with the adjoining Victoria House which has a relatively modern extension on its west side but which is of traditional form and detailing.

In order to overcome these concerns the proposed extension could incorporate a double pitched roof with a hipped gable and with the main ridge line running parallel with that on the host building. If this were done, then the extension could be made a little wider (say 5.0m instead of 4.8m) in order to provide a useful break in plane on the south east elevation between the existing flat roofed structure and the new pitched roof extension.

If the Council decides that it could not insist on a pitched roof then the possibility of introducing a parapet on the front elevation rather than a bulky fascia board should be considered.

It has to be stated that the appearance of 1 and 2 Tillington Cottages could be greatly improved if the inappropriate concrete interlocking roof tiles were removed and replaced with natural or good quality composite slates. Indeed, if a pitched roof solution were followed for the extension then there is a case for the use of such slates on its roof. It is appreciated that the proposed extension may well be somewhat concealed by existing planting but the long term existence of this cannot be guaranteed.

As it stands it is considered that the proposal fails to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of conservation areas and the settings of designated and non designated heritage assets.

The Panel would appreciate these comments being taken into account in the determination of the application.

Kind regards

Brian Banister

On behalf of ADCAAP