

Y/27/18/HH Partial demolition of existing garage structure and replace with two storey side extension

Yapton Parish Council(YPC) have given the above application full consideration and have grave concerns relating to the impact both the proposed design and materials would have on such a prominent site within a key historic streetscape, Hoe Lane.

YPC recognise and accept the principle of a householder being able to convert and extend existing structures within the curtilage of an existing dwelling provided all planning requirements are met. However, YPC have deep concerns relating to this application in terms of design and impact of the proposal on the existing streetscape and historic and unique setting of Flansham. Fieldings, sits as an imposing building at a prominent junction within Hoe Lane. The current dwelling, although comparatively modern sets the tone and setting of this section of Flansham.

Yapton Neighbourhood Plan clearly states:

"The hamlet of Flansham, in the south part of the parish, is the oldest settlement in the district. It occupies slightly rising ground, together with Hoe Farmhouse to the northwest; the nearness of brookland suggests that the second element of the name is 'meadow' (hamm) rather than 'settlement' (ham), as also perhaps at Felpham. A late Bronze Age 'founder's hoard' from Hoe Lane possibly indicates occupation and there is evidence for Roman settlement. About 1844 there were 12 dwellings loosely scattered around a junction of three lanes Y/40/17/OUT REPORT(ODB) and in 1898 two farms and 14 cottages. Several new houses and bungalows, some large, were built after c. 1910, chiefly at the west end. Though the hamlet's nearness to the BognorLondon road was stressed when Flansham farm was advertised for sale in 1837, by the mid-twentieth century it was notable for its seclusion and rural aspect despite close proximity to the edge of Bognor's built-up area. Elms grew so thickly in the 1940s as to render part of Hoe Lane virtually a tunnel in summer. Two working farms remained in the hamlet in 1992, though some outbuildings had been converted by then to residential use or offices. **Flansham is considered to merit designation as a Conservation Area or as an Area of Special Character. Such a designation will be strongly supported.**" (YNP para 11.1)

ADC's own Conservation Officer whilst assessing a recent application on Hoe Lane (Y/40/17/OUT) clearly described Flansham as:

"The hamlet is a good example of a coastal hamlet, with an ancient core, and a succession of building styles and types along Hoe Lane. The hamlet is relatively untouched and complete in form, with a relatively dense form. Flansham presently consists of just 50 houses, of which 4 are listed and 5 are locally listed. The character of the hamlet is of an increasingly looser distribution of buildings to the North as the urban/hamlet form recedes to agricultural land; also to the South along Hoe Lane, where properties are well set back in isolated plots, well screened with

dense vegetation, including mature trees. **Materials such as flint, brick and a variety of architectural styles and periods contribute to the character, and although typical of the area, are special in their contribution to the hamlet as a whole.**

YPC therefore, whilst accepting the principle of the extension, require a more considered and sympathetic approach in terms of design and materials which would reflect Flansham's heritage and indeed enhance and improve the existing dwelling.

Policy HER SP1 of the modified eLP provides for the protection of non-designated heritage assets and states that the setting of such assets should be preserved. It is also stated within the NPPF within paragraphs 17, 58, 60, 61 and 64.

Paragraph 17 points 5 & 10 requires that new development takes account of the character of different areas and conserves heritage assets in a manner appropriate to their significance.

Paragraph 58 requires that planning decisions ensure that developments add to the overall quality of the area, establish a strong sense of place and respond to local character and history.

Paragraph 60 states that planning decisions should seek or promote the reinforcement of local distinctiveness.

Paragraph 61 states that planning decisions should address the integration of new development into the natural, built and historic environment.

Paragraph 64 states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

It is with the above planning arguments that YPC seek that the proposal must have a more sympathetic design that clearly reflects Hoe Lane's character and this prominent junction within Flansham.

Summary

YPC therefore wish to object to this application.

YPC would suggest that the proposal's design be reviewed and modified to reflect Flansham's heritage and the existing dwelling's importance within the Hoe Lane's streetscape. The proposal must enhance the streetscape rather than be treated as an isolated contained building as its influence transcends beyond its physical boundaries.