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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 24 August 2026 14:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Y/36/26/PL

Y/36/26/PL

Address: Land adjacent to Pippin Cottage North End Road Yapton BN18 0DS

Proposal: Development of 4 new semi-detached 2 bed dwelling houses. This application is a departure from the development plan. This application is CIL liable Zone 3 (new dwellings.)

Heritage Assets:

Whilst Pippin Cottage is not a heritage Asset it is located close to both a listed and locally listed Building.

- The Old Cottage - Grade II listed building
- Yapton Lodge - Locally Listed Building or Structure of Character

The Old Cottage

The Old Cottage is a Grade II listed building which lies to the west of the site and fronts onto the western side of North End Road. The Old Cottage is identified as being an C18, two storey detached house. It is stuccoed and has a tiled roof with gable ends. Horizontal sliding sash windows with glazing bars are present set in moulded architrave surrounds - which are of interest. It has a modern gabled porch.

A traditional flint garden wall faces the road and a small drive way opening offers a glimpse of the house, due to mature planting to the front.

It is considered to derive its significance from its architectural and historical interest.

The building is viewed and experienced from the lane to the front, in the context of the neighbouring locally listed building and plenty of vegetation, not only from within its own grounds but also from others properties in the locality, including the application site.

Yapton Lodge

Yapton Lodge adjoins The Old Cottage and has been identified by the Council as a Locally Listed Building or Structure of Character, and as such is a non-designated heritage asset. The lodge is a two storey brick detached property with a clay tiled pitched roof. Modern bow windows are located on the ground floor either side of the central doorway with sash windows above. Also of note is a modern porch and door. There is a lean-to garage structure with timber boarding to the southern elevation. Also of interest is a flint stone front garden walls with small pedestrian opening.

The building is viewed and experienced from the lane to the front, in the context of the neighbouring listed building and mature vegetation.

Comments:

The proposal comprises two pairs of semi-detached dwellings. These would be set back from the road behind the majority of the existing hedging and mature planting, which is proposed to be retained. This would help ensure that the development remains largely screened from public views, which is a positive aspect of the scheme.

The mature planting is visible from the street and contributes to the rural character of the area, as well as the setting of nearby heritage assets. Whilst some vegetation is proposed to be removed, the retention of the majority of the planting is welcomed. I would wish to ensure that all existing and proposed planting along the western boundary is retained and managed in the long term, as it clearly forms an important part of the site's mitigation strategy. If possible, this should be secured through an appropriate planning condition.

The design of the dwellings appears to respond positively to the local context, including the nearby heritage assets. It is also encouraging that traditional forms, materials and detailing have been identified within the application.

Overall, subject to the use of high-quality materials, appropriate detailing, and suitable landscaping, I consider that the proposal would have a neutral impact on the setting of nearby heritage assets and the way in which they are experienced.

Conclusion

It is considered that the proposal would have no effect on the significance of The Old Cottage (Grade II listed) or Yapton Lodge (a non-designated heritage asset) as a result of development within their setting.

The proposal is therefore considered to accord with Policies HE4 and HE6 of the National Planning Policy Framework in respect of The Old Cottage and Policies HE4 and HE7 in respect of Yapton Lodge.

In determining the application, the Local Planning Authority should have regard to the relevant policies of the Development Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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