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From: Daniel Vick
Sent: 12 May 2021 08:49
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: FW: Y/38/21/L

Daniel Vick
Team Leader, Development Control

T: 01903 737771
E: daniel.vick@arun.gov.uk

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 May 2021 17:58
To: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: Y/38/21/L

Y/38/21/L

Two new side facing conservation roof lights. This application affects the setting of a Listed Building.

Wellow Barn Hoe Lane Flansham PO22 8NT

It C18 barn converted into two houses. It is faced with flints with red brick quoins and has a hipped slate tiled roof. Pentice to north and south of it. Modern windows, especially a number of existing rooflights. The building is considered to be of architectural and historic significance.

The listed building is also located within the hamlet of Flansham which has a very distinctive character which still maintains the feeling of entering a country lane. It is believed that the hamlet of Flansham grew up around the two historic farmsteads with linear development along Hoe Lane in more recent times including in the twentieth century. Some of the farm buildings have been converted to residential dwellings and commercial units. A third farm, Rookery Farm, lies a short distance to the east of the main area. It is noted that some of the properties have been and continue to be extended and altered to meet the needs of the current occupiers.

Whilst not located within a conservation area, the proposed development is situated within an area which has a special character that is in strict contrast with the surrounding, more suburban development. 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. Properties vary in appearance throughout the hamlet.

The Proposal

The proposal is for two new side facing conservation roof lights to one of the residential properties. Both rooflights are considered to be large, with the smallest measuring 78cm x 118 cm and the largest being 123 cm x 98 cm. These would introduce a further residential element to the building which would be out of keeping with the historic character of the structure. They would be located on an elevation which, at present, does not have any roof lights, and they would be visible from the lane when travelling along it. Their introduction could also potentially remove historic fabric from the structure.

It is also unfortunate that the additional rooflights could not be placed on the rear elevation so as to reduce the impact of the proposals.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with 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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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