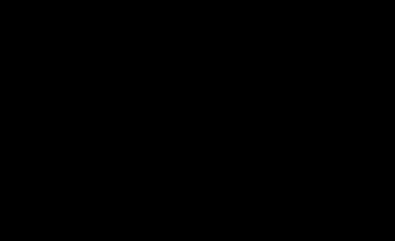


PL- Consultation- Conservation Officer response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Our priorities...



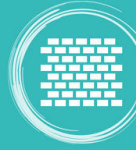
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 July 2026 16:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: Y/42/26/L

Y/42/26/L

Address: Bonhams Farm House Main Road Yapton BN18 0DX

Proposal: Listed building consent to add channel drain across the front elevation in front of the stable space, add wood floor and battens over new bed2 (former garage) and stable floor, replace main stable door with compliant painted double glazed timber door in similar style but with glazed panels in the top half and add removable slimline secondary glazing inside 3 retained timber windows in the stable space (resubmission following Y/39/25/L).

Heritage Assets:
Bonham's Farmhouse

Bonham's Farmhouse and Bonham's Barn both appear on the Tithe Map of Yapton. There is also a further building to the rear of the farmhouse which is curtilage listed and was most likely to have been stables. The barn has been converted into residential use, with the principal elevation now facing east towards Bonham's House.

Bonham Farmhouse is a large, two storey detached house, Stuccoed with a large, steep pitched slate roof. It was constructed in the early C.19 and is of a mainly Regency style, with a Victorian bay window on the western side of the property. The primary elevation of the building is south-facing and it has stone quoins at the corner of the property. The windows are large timber multi-paned sashes, whilst the entranceway is set within a large open porch with iron columns and tent-shaped canopy.

The farmhouse sits within its own plot and set back from the road with a private driveway. It is largely screened from the street by a tall hedge and as a result, the visibility is limited to views up the driveway and of the first floor of the house.

The stable block (application site) forms part of a larger barn building which is located to the rear of the listed farm house. It is a single storey building with a pitched slate roof, multipaned timber windows and set of painted timber garage doors.

The farmhouse derives its significance from its architectural and historical interest. It also has a high degree of aesthetic interest and represents the changing style of rural farmhouse architecture, with this building being a much more formal building than earlier farmhouse predecessors.

Conservation Area:

The listed building is located to the west of the Yapton Main Road Conservation Area. The village was developed along this principal route and, together with Church Road and North End Road, there is a variety in the age and style of buildings. Most are two storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area. The contrast between road fronted development and large residences, e.g., Dyers Croft and Beri Court set in their own grounds, also contributes to the character of the area. The majority of buildings date from the seventeenth and eighteenth centuries, however, the Yapton Free Church and Old Canal are early nineteenth century in date.

1

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Areas. However, there are stretches of estate style fencing in the western part of the conservation area, which are important features. Chimneys are also important features of the skyline.

Bonham's Farmhouse and Barn, together with the field entrance to the south with its iron fencing, are attractive and important features at the entrance to the village from the west.

The significance of the conservation area is derived mainly from the built environment which reflects and illustrates the village's historic appearance when agriculture was the main economic driver. Its rural and historic character are represented by the loose grain of development and the types of buildings and building materials which are present in the area. Further significance is derived from the presence of the historic Arundel and Portsmouth Canal and bridge structures which demonstrates the historical growth and development of the village in the late nineteenth century.

Comments:

The current proposal is a revision to an approved scheme. Having had the opportunity to remind myself of the site and proposals, I note that the design for the original proposal was amended during the lifetime of the application after I provided consultation comments. This included the introduction of a new room on the ground floor. The current proposal seeks to amend the design of certain elements of the approved scheme.

Whilst the revision to the approved scheme would look to be acceptable, it is not clear what the double-glazed timber door/window behind the garage doors would look like, as no elevations have been provided and only the closed garage doors are shown on the submitted drawings. Likewise, I will need to see further information on the new stable door. I have requested a condition.

I would also wish to be reassured that the proposed timber flooring would not cause any harm to the existing floor, which is to be retained beneath. For instance, will it enable the floor to breathe and therefore not deteriorate as a result of trapped moisture? I would also want to be assured that no fixtures or fittings will be attached to the brick cobbles.

Required condition

WINDOWS AND DOORS

Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER SP1 HER DM2 of the Arun Local Plan

Conclusion

Further information is required in the form of a revised elevation and details of the proposed flooring before I can conclude a level of harm.

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential

