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From: Brian Banister [REDACTED]
Sent: 19 August 2025 19:53
To: Planning.Responses
Subject: Arun Conservation Area Advisory Panel comments on applications

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Hello,

The **Arun Conservation Area Advisory Panel** wish the following comments to be taken into consideration in the determination of the applications:

Y/48/25/PL - Church Farm House, Church Road, Yapton

Objection

The Panel considered that, in principle, there is sufficient space and openness in the grounds of Church Farm House to incorporate a new dwelling without compromising the low density character of the locality.

Furthermore, the siting of the proposed, basically single storey, building well back from, and end on to, the Church Lane frontage means that there is less visual impact when viewed from the roadway. However, given the importance of the historic environment in this leafy, attractive part of the conservation area, the Panel considered that considerably more detail should be submitted with the application to establish beyond any doubt the high level quality of design, detailing, materials and finishes which is necessary for the scheme to be acceptable. This is also vitally important given the relationship of the site with the nearby Listed Grade 1 St Mary's Church.

The Panel considered that, from the plans, there is the basis for a high quality design but that needs to be proven as part of the application with, for instance, precise large scale drawings of fenestration, doorways, fascia's, rainwater disposal details etc as well as external wall treatment. A roof plan should also be required since it is not clear from the plans what is intended to be glazed or solid wall. Again, given the semi-rural character of the locality and the designated heritage asset context a proposed landscaping plan should be submitted as part of the application. The Panel considered that it would be important to soften the appearance of the new building as viewed from the roadway by providing additional tree planting of an appropriate species. The red edging may need to be moved further south to embody such new planting.

On a point of detail the Panel wondered if the existing access way should be included within the red edging and also whether adequate parking space is proposed to be provided for the existing property. Note: Cllr Victoria Newman declared an interest in the application, left the room, and thereby took no part in the Panel's consideration of the application.

Kind regards

Brian Banister MRTPI(Rtd), GradDiplConsAA
On behalf of ACAAP