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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 12 September 2025 16:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Y/48/25/PL

Y/48/25/PL

Church Farm House Church Road Yapton BN18 0EP

Removal of tennis court and construction of 1 No self-build single storey energy efficient dwelling.

A map-based assessment has identified the following heritage assets of relevance to this application:

Designated Heritage Assets

- The Grade I listed Parish Church of St Mary
- Yapton – Church Lane Conservation Area

Non-Designated Heritage Asset

Church Farm House

The Parish Church of St Mary

The listing description identifies key architectural features, including a chancel, nave with aisles, and a south-west tower. The nave and tower date to the 12th century, with the chancel added in the 13th century. Later additions include quatrefoil windows in the south aisle (14th century), and a west porch (15th century). The nave features lean-to roofs with later dormer windows, and the tower is supported by red brick buttresses and capped with a hipped shingled roof.

The church is considered a highly attractive example of an unrestored medieval building, retaining its historic character and fabric.

The Church derives its significance from its architectural, historical and archaeological interest. It is also of communal interest as a result of its function as a place of worship.

The setting of the church comprises its churchyard and the other nearby buildings that are within the conservation area, along with the lane to its front. There is an opportunity to look into the application site and view the existing structures from part of the churchyard. However, these views are limited and do not dominate the experience of the church. The surrounding fields to the east and north are considered to form the agricultural context of not only the church but also the conservation area.

Yapton: Church Lane Conservation Area

The Church Lane Conservation Area encompasses a small, tightly defined area centred around the church, containing a limited number of residential properties. It coincides with the location of the medieval village and includes two substantial early 19th-century houses, along with some cottages of similar age and formal character.

The conservation area retains a distinctly rural and traditional character. The built form is predominantly vernacular, with buildings generally set back from the road within individual plots, contributing to a spacious and informal layout. Mature trees within and around the area provide a green buffer, reinforcing its secluded and insular quality.

Boundary walls which are primarily constructed of flint and varying in height, line the roadside and further define the individual plots, enhancing the sense of enclosure.

The layout places historic buildings in close proximity to more modern dwellings, including 20th-century houses and bungalows on the north side of Church Lane. While these newer properties contrast with the older built form, they are part of the established townscape.

Key views within the conservation area are focused on the churchyard, with the church serving as the central visual and cultural landmark. There are also views towards the application site including the access and the tennis court from the road.

It is considered that the conservation area derives its significance from its architectural and historical interest.

Church Farm House

Church Farm House is thought to date to the 18th Century but could potentially have been constructed earlier. It is a two storey building whose oldest element includes timber framing with later flint and brick infill. Victorian alterations have resulted in the ground floor being whitewashed and a first floor tile hanging. There are C.20 extensions which have substantially increased the size of the building.

The curtilage of the house forms part of the setting of the asset. Parts of the building and the grounds are also visible from the neighbouring churchyard of the parish church.

The Proposal

The proposal is for the removal of a tennis court and for the construction of 1 single storey dwelling.

Impact upon the conservation area and host dwelling (Non-designated asset)

The proposed dwelling would be located in an area of land which appears to historically be associated with the non-designated heritage asset. The site area comprises a lawn, tennis court, garage building, and access driveway, and is enclosed by an attractive historic wall that separates it from the immediate curtilage of the host dwelling. The site has evidently undergone changes during the 20th century.

When I visited the site and walked around that part of the grounds covered by the application, it was clear that grounds of Church Farm House would appear of a sufficient size to accommodate a new dwelling without undermining the low-density character of the locality. It was also clear that the garage and tennis court (or part of it) were visible when standing in the lane. Although this was viewed and experienced as part of the mature and verdant grounds.

The proposed building would be single-storey and located well back from Church Lane, within an area that has already seen some development. Its scale and siting are considered respectful of the setting of Church Farm House, particularly as it would be positioned beyond the immediate garden and separated from the house by a historic garden wall. While the new dwelling may be visible upon entering the site via the shared access driveway, its visual impact from Church Lane is likely to be limited.

Although there are numerous mature trees within the site, their long-term retention cannot be guaranteed. Furthermore, a review of the site location plan reveals that the area within the red line boundary does not include the access route or the land closest to Church Lane. As a result, the definition of the site's southern boundary is unclear, and it is uncertain how the proposed dwelling would be integrated into the surrounding landscape.

Given the semi-rural character of the area and its heritage context, it is recommended that a comprehensive landscaping scheme be submitted as part of the application. This should include additional tree and shrub planting using appropriate native species to help soften the visual impact of the new building when viewed from Church Lane (and also the approach to Church Farm House). It may also be necessary to adjust the red line boundary southwards to accommodate this planting and ensure a coherent landscape strategy.

Relationship to St Mary's Church (Grade I Listed)

St Mary's Church is the closest designated heritage asset to the proposed site. There is a limited degree of visual intervisibility between the two, which is mitigated by intervening vegetation and a substantial flint boundary wall.

From the west side of the church tower, there is partial awareness of the site, particularly when looking past the WC block beyond the northern boundary. From this viewpoint, the roof of the existing garage and the upper portions of the tennis court netting are visible.

The proposed dwelling would be located behind and to the side of the existing garage and would be of a similar height. An image provided demonstrates that views from this part of the church would be preserved. While the development would be perceptible, it is not considered to result in harm to the setting of the Grade I listed building. Subject to appropriate design and materials, the setting would be preserved.

The design of the new building

The proposed design is contemporary, which in this context is considered acceptable. It allows for a clear distinction between the new dwelling and the older host and surrounding buildings. Its single-storey form ensures it would not be visually dominant.

Materials sympathetic to the conservation area are proposed, including flint, which is positive, as it supports the principle of using locally distinctive materials to reinforce character. However, the acceptability of these materials will depend on their quality and execution, and a sample panel should be required.

Given the significance of the historic environment in this verdant and attractive part of the conservation area, I believe that much more detail must be submitted in order for a better understanding of how the building will look. This is essential to demonstrate the high quality of design, detailing, materials, and finishes required for the proposal to be acceptable, particularly in light of the site's proximity to the Grade I listed St Mary's Church.

While the submitted plans suggest the potential for a high-quality design, this must be confirmed through the inclusion of larger-scaled drawings. These should cover fenestration, doorways, fascia's, rainwater goods, and external wall treatments.

Conclusion

Whilst the concept of developing the site is acceptable, as is the modern design, I believe that further information is required, including a landscaping scheme, before the full impact of the new house can be assessed.

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