Ref: Y/50/07/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for Listed building Consent for proposed new car park to rear of property & timber fence/soft landscape screen, new ramped access and retaining walls. Garage modified to create through access route. Shoulder of Mutton PH, Main Road, Yapton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.15 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected by the development.
BOUNDARY TREATMENT	Open frontage.
SITE CHARACTERISTICS	Two storey Grade II Listed Building. The building consists of white painted brick walls and a brown tiled hipped roof. Single storey, triple garage attached to east side of the building. Single storey extension to west side of the building. The building is currently used as a Public House. Parking to front of application site.
CHARACTER OF LOCALITY	Predominately residential area, positioned adjacent to Main Road. Two storey terraced property attached to the east side of the building.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Objection: 1. The increase in vehicle movements at this location encouraged by additional parking is not deemed to be safe due to the location at the entrance/exit on a blind bend where on street parking is prevalent; 2. With the emphasis on preserving the environment the opportunity should be taken to encourage visitors to walk to the public house and as far as possible discourage them from driving to and from this location; 3. The proposed car park is considered unneighbourly for adjacent residents who live in The Pines. What has up to now been a relatively quiet drinking are used primarily in the warmer summer months will suffer from increase noise levels when the public house closes late in the evening. The car park will be in use throughout the year. Experience shows elsewhere that those using a public house car park do not always show consideration for neighbours living in adjacent properties; 4. The proposed development affects a listed building within the Yapton Conservation Area. The development does not preserve or enhance the existing building, To the contrary, as far as its neighbouring properties are concerned, if the application were to be improved it would be detrimental and harmful and would result in a loss of amenity for local residents.
Local Groups	None.
Six letters of objection (from five different authors).	Concerns that proposal will risk further damages to neighbouring property; Concerns over increased noise and light pollution created by cars; Concerns over inadequate visibility and highway safety; Overdevelopment of the site; Would adversely affect the setting of a Listed Building in a Conservation Area; The proposed development involves partial demolition of a Listed Building in a Conservation Area; The proposed development would visually alter the frontage of a Listed Building in a Conservation Area; Unclear of plans for rear boundary.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Design Section	The garage block although it is not historically significant, it is a pleasing transition between the two, two storey stuccoes Buildings. It visually contributes to the street scape and should not be modified in the present form of this application. Refuse on visual townscape grounds.
Conservation Officer	I consider that the loss of the garage doors will not preserve or enhance the character or appearance of the Conservation Area.
Conservation Area Advisory Committee	No Comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Listed Building Grade II Area of Outstanding Natural Beauty Conservation Area Class 'B' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, DEV1, CH1, CH4, CH5.
Arun District Local Plan: GEN2, GEN3, GEN7, DEV9, DEV10, AREA2.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas
PPG15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character of the Grade II Listed Building.

COMMENT ON CONSULTATION RESPONSES

It is agreed that although the garage block is not historically significant, it is a pleasing transition between the two, two storey stuccoes Buildings. It visually contributes to the street scape and it is considered that the loss of the garage doors will neither preserve, nor enhance the character or appearance of the Conservation Area.

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COMMENT ON REPRESENTATIONS RECEIVED

The proposed development would affect a Grade II Listed Building within the Yapton Conservation Area and it is agreed that the proposal would neither preserve, nor enhance the existing building.

The majority of other concerns that have been raised, relate to the planning application and not this Listed Building Consent application. These letters will therefore be taken into consideration on the planning application (ref: Y/56/07/), which relates to this development.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposal is considered to conflict with these criteria in that the proposed development would not improve the character or appearance of the Grade II Listed Building, nor preserve, or enhance the character or appearance of the Yapton Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there is no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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CONCLUSIONS

The proposal is for the addition of a new car park to the rear of the property; a timber fence/soft landscaping screen; a new ramped access and retaining walls; and for the garage to be modified to create a through access route.

Policy DEV9 of the Arun District Local Plan states that *'development involving the demolition of a listed building including any features of special architectural or historic interest which contribute to the reasons for its listing,* will only be permitted if certain criteria are met. In particular criteria c) is when - *'the character or appearance of the listed building would be improved by partial demolition or demolition of features within its setting'.* It is considered that in these circumstances, the proposed modifications would neither improve the character or appearance of the Grade II Listed Building and the proposal would therefore be contrary to Policy DEV9 (c) of the Arun District Local Plan.

Further, it considered that although the garage block is not historically significance, it is a pleasing transition between the two attached, two storey stuccoes Buildings and does visually contribute to the character of both the Grade II Listed Building and the street scape. It is therefore considered that the garage should not be modified in the manner proposed. Further, the proposed partial demolition of the garage to form an access to a rear car parking area would neither preserve, nor enhance the character or appearance of the Conservation Area. It is noted that the Councils design section and Conservation Officer reiterate this view.

It is therefore recommended that the application be refused, for the reason outline overleaf.

RECOMMENDATION

ARUN DISTRICT COUNCIL

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

RECOMMENDATION

Application Ref: Y/50/07/L

1 **To Addressee**

2 **Site Address**

Shoulder of Mutton PH
Main Road
Yapton

3 **Description of Development**

Application for Listed Building Consent for proposed new car park to rear of property & timber fence/soft landscaping screen, new ramped access and retaining walls. Garage modified to create through access route.

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RECOMMENDATION

REASON 1 The garage building is a pleasing transition between the two, two storey stuccoes Buildings and contributes significantly to the character and appearance of the street scene of this part of the Yapton (Church Lane & Main Road/Church Road) Conservation Area. It is considered that neither the character or appearance of the Grade II Listed Building would be improved by the proposed modifications/partial demolition, and nor would they preserve or enhance the character or appearance of this area, contrary to policies DEV1, CH1, CH4, CH5 of the West Sussex Structure Plan and GEN7, DEV9, DEV10, AREA2 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Miss C Forrest

8th August 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT