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Sent: 04 November 2019 14:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Y/61/19/PL

Y/61/19/PL

The application site as submitted includes a Listed Building. This building is known as Wayside Cottage and is listed Grade II. These comments relate to revised plans submitted in October 2019.

Wayside Cottage is an C18 detached, two storey cottage that is faced with flints with brick dressings, quoins and modillion eaves cornice, that are all now painted. There is a hipped thatched roof with wooden casement windows. It is considered that the building is of aesthetic (fortuitous) significance.

The application is for variation of condition imposed on planning permission Y/53/16/PL relating to condition no.4 and requests an amendment to the site layout.

Whilst it would appear that the intention of the approved layout was to ensure that the impact on the setting of the cottage would be minimised, it is considered that the plans do actually encroach close to the listed building. As a consequence, they are considered to have a negative impact upon the setting of the listed building.

The current proposal will incorporate a neighbouring parcel of land which is to be used as a point of access to a larger, nearby site. This access road is to be landscaped with planting etc and will green the local area.

Having reviewed the revised site /landscaping plans it is considered that the amended layout would not cause further harm to the setting of the listed building.

The revised plans propose that two of the boundaries of the private amenity space for units 1 and 2 are provided in the form of hedging. Such an approach is acceptable as it helps to maintain a more rural character in the local area. However, it is recommended that mature hedging should be used as part of the proposal so as to ensure that the impact of the proposal is reduced on completion of the development.

I also note that another element of landscaping between the new buildings and the listed building is to be removed as well, which is unfortunate. It is suggested that additional planting could be provided within the larger site area as a means of reducing the impact of the development on the listed building.

It is considered that the proposal will not cause any further harm to the listed building or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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