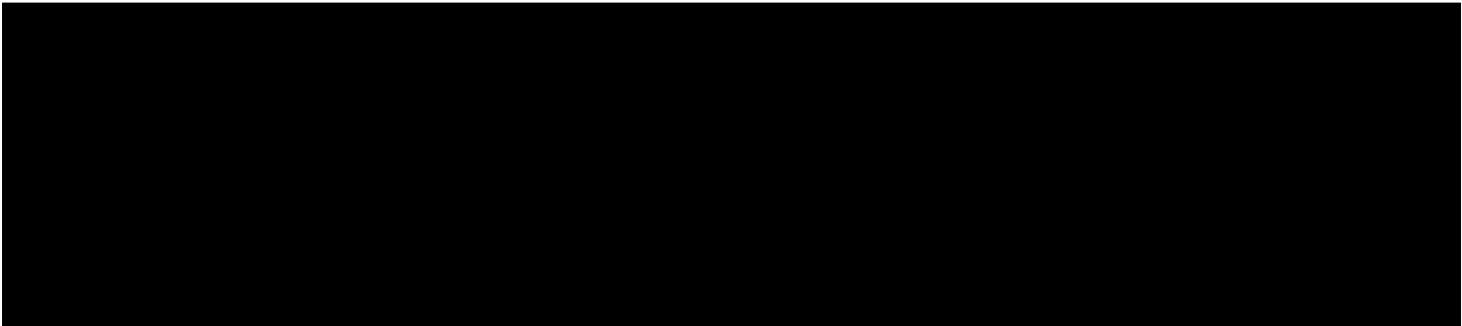




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**From:** Martyn White <Martyn.White@arun.gov.uk>  
**Sent:** 22 November 2019 10:03  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** FW: Y/63/19/RES

### **Y/63/19/RES**

The majority of the site is located outside, but immediately adjoining the Yapton (Main Road and Church Road) Conservation area. The Conservation Area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide 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 Berri Court set in their own grounds, also contributes to the special character of the area.

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features which contribute to the rural character of the Conservation Areas. Chimneys are also important features on the skyline. It is considered that there are many identifiable features which could be incorporated into a modern development in this location.

There are also a number of Listed Buildings in close proximity to the application site. The closest being Bonhams Barn and nearby farmhouse (both Listed Grade II), which together with the field to the south with its iron fencing, are attractive and important features at the entrance to the village from the west.

The location of the development at the entrance to both the village and the conservation area, along with a significant number of heritage assets (designated and non-designated heritage assets) means that development in this site will be fully visible.

### **The proposal**

This application seeks permission for the reserved matters of the development following the grant of outline planning permission. I therefore acknowledge that the concept of development in this location has already been considered and is not for discussion as part of this application. However, the detailed design elements are.

Having taken the opportunity to review this outline planning application, it appears that the information supplied carefully considers the character and appearance of the conservation area; i.e. smaller terraced housing in a mixture of styles that are more reflective of the village.

Whilst it is understood that this information was provided for indicative purposes only, it neither the less sets an example of the type of scheme that was being proposed (and considered acceptable by the LPA, when consent was granted).

The current application appears to be a revision to the indicative layout and house types considered at the outline application stage. It consists of a mixture of more standard housing types that have been taken from a typical development. This is unfortunate, as there is a great opportunity to provide for a high-quality development reflecting the local character of the village.

The current proposal includes a slightly revised layout, which maintains the open space around two of the closest listed buildings, which is positive.

This open space should be such that there is an acceptable distance between the closest new homes and the various heritage assets. Likewise, it should be carefully landscaped with mature trees in order to ensure that the impact on the setting of the heritage assets is minimised. Good design should not be screened but enhanced through development. If the layout and detail of the open space is considered to be acceptable, please ensure that these trees should be of relevance to the local area.

Whilst the site plan contains a mixture of detached and terraced houses, the dominant house type appears to be that of detached. The presence of so many detached houses creates the feeling of a modern housing estate, as opposed to one of a small village extension. This is unfortunate and is out of character, especially with the closest buildings to the site which are a mixture of terraced, semi-detached and detached homes.

It is not fully clear how the elevations proposed reflect the older more characterful properties within the village, and in fact the part of the conservation area which is located closest to the development site. For instance, plots 36-41 are essentially modern terraced houses, that could be built anywhere. However, it is noted that they have brick elevations with a clay effect roof, which if constructed using appropriate materials, could be more acceptable. The use of traditional materials would also help to soften the impact of the building. Details such as the style of windows and ensuring that they are set back from the elevations will improve the appearance of the buildings.

The street-scene provided for this element of the scheme indicates that the properties would be visible from the main road, the conservation area and the listed buildings. Their size, and height, when compared to the listed buildings, will mean that they would appear to be somewhat larger than some of these assets. This is unfortunate and harmful to the settings of the listed buildings. The provision of a number of trees in the open space will reduce the impact of these units, but it is thought that they will still remain fairly dominant in the street-scene, and remains unfortunate and harmful.

## Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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