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Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: Y/68/22/L

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Berri Court Main Road Yapton BN18 0ED

Erection of detached workshop, gym/hobby and greenhouse. This application affects character and appearance of the Main Road/Church Road Yapton Conservation Area and a Listed Building.

Berri Court is a C18 detached private home in the centre of the village. It is two storeys and attic with five windows on the principal elevation and two dormers. The elevation is stuccoed with a stringcourse and eaves cornice and there is a tiled roof. Doorway with pilasters and pediment on the principal elevation. It is of architectural and historical significance.

Berri Court is also located within the Yapton: Main Road Conservation Area, which 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 present. Most buildings are two-storey with brick and flint or stucco elevations, together with natural slate or plain clay tiles for the roofs.

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 and contribute to the rural character of the conservation area. Chimneys are also important features on the skyline.

The Proposal

The proposal is for the erection of three detached structures in the grounds of the listed building. These are identified as being for a workshop, a gym/hobby space and a greenhouse.

The greenhouse and the workshop structure would be located to the side of the house within a walled garden; the northern, eastern and southern boundaries of this space are walling, whilst the western one is predominantly the listed building itself. The structures would back onto an existing wall and the gym and workshop would form a small group with an existing building. The presence of existing screening/walling means that the location of the structures would not be clearly seen

from the main roads in the conservation area, and it is considered that the plans are slightly misleading in this respect.

The gym/hobby room structure would be located in a separate garden space to the rear of the house and would form part of a small courtyard type space, with existing attractive planting/landscaping.

The design of the workshop and the gym/hobby structures is contemporary and not pastiche, which in the context of their size/location is acceptable. The dark colours, along with the sedum roofs would help them to have a neutral impact upon the listed building. The success of such a scheme will depend upon the details of the design and fenestration. It is suggested that further details of the windows and doors should be provided so as to ensure that they are of an acceptable appearance.

The glass house is of a more traditional design, and like the other two structures would have a neutral impact.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
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Please note: I work on Conservation for half of the working week – all day Monday and Friday and Tuesday afternoons only.

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