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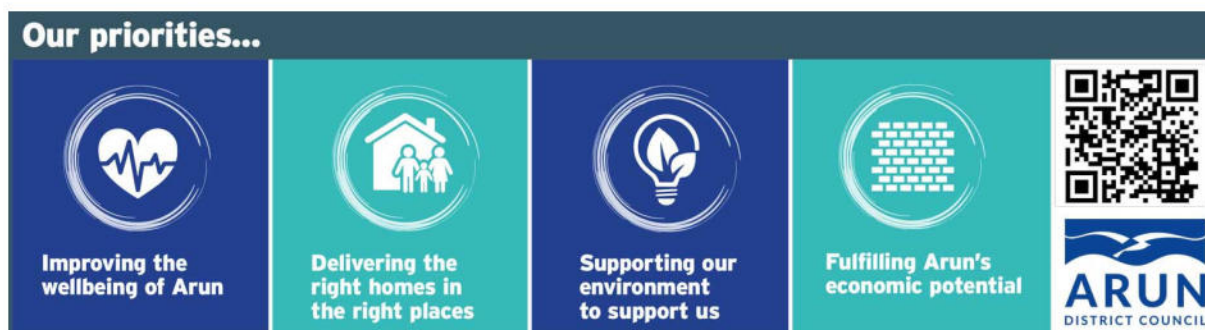
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 23 December 2025 16:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Y/70/25/PL

Y/70/25/PL

Avisford Medical Centre, North End Road, Yapton, BN18 0DU

Two proposed single storey extensions to provide an additional consultation room and a purpose-built staff room.

A map-based assessment has identified that the application site is located within a conservation area and is located close to a number of listed and locally listed buildings.

The conservation area is characterised by a closely knit pattern of development focused on Main Road and the southern end of Church Road, where the village historically grew along this principal route. Together with Church Road and North End Road, it contains a wide variety of building ages and styles. Most buildings are two storeys, constructed in brick and flint or stucco, with natural slate or plain clay tile roofs forming the predominant materials.

A distinctive contrast between road-fronted development and large residences, such as Dyers Croft and Berri Court, set within their own grounds contributes to the area's special character. Attractive flint boundary walls and mature landscaping, including substantial trees and tree groups, are key features that reinforce the rural character and enhance the setting of buildings and street scenes. Chimneys punctuate the roofscape and provide important visual interest on the skyline.

Within the conservation area are many listed and locally listed buildings, and of relevance to this proposal are:

Yew Tree House

Yew Tree House is located to the north of the application site. This building dates from the early 19th century. It has two storeys and an attic, with two dormer windows and a pitched slate roof. The walls are finished in stucco and include a decorative stringcourse and eaves cornice. A square porch was added later in the 19th century, but it fits well with the overall design. These features together show the simple, elegant style typical of early 19th-century houses in the Conservation Area. It is considered to derive its significance from its architectural and historical interest.

West Pound and East Pound Cottages

To the south-east of the site is West Pound and East Pound Cottages which are a pair of semi-detached cottages on Church Road, likely dating from the 1870s. Their façades combine flint with brick detailing/quoining, with decorative corbelling and a shared central chimney featuring detailed brickwork. Although the central front windows have been blocked and the roof tiles replaced, the cottages retain much of their original character and continue to make a positive contribution to the conservation area.

The Proposal

The proposal seeks to erect two single-storey extensions to provide an additional consultation room and a purpose-built staff room. One extension would be located on part of the front elevation, while the other would infill the space between existing building on the eastern side, close to the boundary with the public footpath.

The proposed single-storey extensions are minor in scale, subservient to the host building, and contained within the existing site. They would match the modern design and materials of the surgery. The front extension, set well back from North End Road and screened by mature vegetation and boundary treatments, would not be visible in key views or affect the character of the conservation area. It would not result in overdevelopment and would have no impact on the setting of nearby listed buildings or Non-Designated Heritage Assets (NDHAs) due to its position, scale, and existing screening.

The proposed infill (eastern) extension would be visible from the public footpath, but views are limited by its narrowness, flint walls, and existing built form. The extension would not require removal of the flint wall, and, given its low height, infill nature, and matching materials, it would not alter these views or harm the character and appearance of this element of the conservation area.

It would also not be visible in wider key views and would have no impact on the setting of nearby listed buildings or NDHAs due to its position and existing screening.

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 section 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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