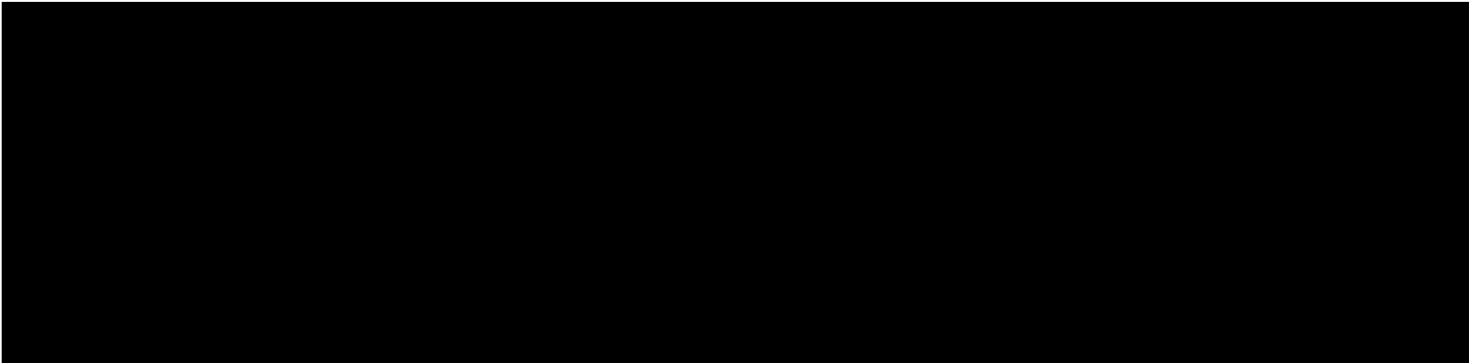




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 March 2022 17:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/7/22/PL

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Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22 8NP

Erection of 4 No dwelling with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows.

The site and Immediate Surrounds

The site is triangular in shape and is essentially former paddock land at the eastern edge of the hamlet of Flansham and north of the adjoining village of. Access is via a driveway servicing two existing properties (bonhams and Flints).

The site has defined boundaries with the main A259 Felpham Relief Road running to the eastern and southern edges and includes planted bunds alongside that road.

This is supplemented by a strong hedged field boundary to the west and Hoe Lane to the north. Hoe Lane has considerable planting along the boundary with the site, as well as generally in various parts along the lane, including immediately opposite the proposed access point. The lane is rural in character and in strong contrast to the nearby village of Felpham, which is more sub-urban in nature.

To the south of the A259 is the settlement of Felpham which includes a large, modern development which is still being built out. This development has a character of its own, more appropriate to a modern sub-urban settlement.

Immediately adjoining the north/north-western part of the site are two dwellings and their associated residential curtilages; Bonhams house sits immediately alongside Hoe Lane and 'Flints', a smaller property further back from the lane. Both of these properties are served by the proposed access road.

Bonhams is a large property with a formal garden area immediately to the east. It is visible in this part of the Hoe Lane street-scene, and therefore plays an important role in the development of its character. It is an attractive flint and brick house with a clay roof. Whilst Bonhams is no longer a statutory listed building, it is considered that it is still of local importance, and therefore worthy of

identification as a non-designated heritage asset in accordance with the definition contained within the NPPF.

The Character and Appearance of the Local Area

Whilst not located within a conservation area, the proposed development is situated within an area which has a special character that is in strict contrast with the surrounding, more suburban development. Flansham still maintains the feeling of entering a country lane. The local area consists of approximately 50 houses of which 4 are listed and 5 are locally listed. It is positive to note that the applicant also recognises that the site bears a closer relationship to the rural character of Flansham than it does to the urban expansion to the south.

It is believed that the hamlet of Flansham grew up around the two historic farmsteads with linear development along Hoe Lane in more recent times including in the twentieth century. Some of the farm buildings have been converted to residential dwellings and commercial units. A third farm, Rookery Farm, lies a short distance to the east of the main area. It is noted that some of the properties have been and continue to be extended and altered to meet the needs of the current occupiers.

The hamlet has a relatively older, dense core with an increasingly looser distribution of buildings to the North as the hamlet form recedes to agricultural land; also to the South/south-east along Hoe Lane, where properties are well set back in isolated plots. Some of these properties are well screened with dense vegetation, including mature trees.

Materials such as flint, brick and a variety of architectural styles and periods contribute to the character, and although typical of the area, are special in their contribution to the hamlet as a whole. Properties vary in appearance throughout the hamlet.

The Proposed Development

The proposal is to construct four new 4 dwellings in part of the site along with a means of access from Hoe Lane. There have been previous application on this site which have been refused. One of these applications also went to planning appeal and was refused.

I note that the application states that 'the proposed dwellings will be a mix of two-storey and one and a half-storey, arranged in a 'farmstead pattern' facing towards a central courtyard. The two easternmost dwellings (sited where the access road transitions into the central courtyard) will have a rectangular built footprint, whilst the other two dwellings to the west of the courtyard are an L-shaped plan form.

The design of the new dwellings attempts to make them look as though there were converted from supposed former barn structures, with a number of details that the applicants consider are reflective of their supposed former use. I note that the design and access statement identifies that the roofs will be clay tiled and windows and doors will be of traditional timber joinery. All elevations will be finished in flintwork with brickwork detailing framing the windows and doors. Such materials will attempt to help soften the buildings and help in their suggested former barn complex context. Having considered this approach, I am of the opinion that there is some logic to this. However, the success of the design will be down to details and other materials proposed. For instance, it is suggested that the use of the pre-made concrete and flint blocks will detract from the final appearance and not be suitable/supported. Further, that the windows and doors should be appropriately designed (no applied glazing bars etc.) and positioned within their openings so as to create the appropriate shadow lines. Likewise, other materials should be appropriate for the type of buildings proposed and the roof lights should be of a conservation standard. Although, it is not fully clear why so many roof lights are needed and it is considered that these detract from the

somewhat traditional elevations proposed. These details (and others) should be conditioned should you be minded to recommend approval.

The impact of the development upon non-designated heritage assets

The Planning Practice Guidance states that heritage assets can be identified at any time; either as part of a formal list/document in accordance with published criteria, or as part of the decision making process. The Council have previously identified that Bonhams was a non-designated heritage asset in accordance with the definition contained within the Planning Practice Guidance. Reference has also been made to the hamlet itself.

Bonhams was previously a listed building but was delisted in 2013 as it had been remodelled and much altered so that its architectural interest had been eroded. However, as noted by the appeal inspector, it must be remembered that the delisting relates to its national architectural and historic interest rather than any local interest. It is considered that the significance of Bonhams derives from its original date, its evolutions and the origins of the building in relation to the hamlet of Flansham.

Whilst the council does have a local list (of non-designated heritage assets), Bonhams is not currently included. The reason behind this being that when it was prepared, the building was still statutorily listed. The local list has also not been updated for Yapton parish yet. As the delisting of Bonhams post-dates the adoption of the local list it is considered that the building is a non-designated heritage asset as the reasons for its delisting do not detract from its local significance.

Bonhams is set in the northern part of its site with extensive grounds to the east and south. The grounds are surrounded by a line of trees and fencing. The proposed development could be visible over the fence and in between the trees. This could be greater in the winter months when the tree canopy is more exposed.

The Appeal Inspector for the previous application concluded that the proposed development would cause less than substantial harm to the setting of Bonhams, but that this would be at the lower end of the spectrum as there would only be distant views of the upper storeys / roofs of the buildings over the fencing and through the trees along the southern boundary of Bonhams.

The dwellings proposed under this current application would have a traditional appearance, attempting to reflect those locally. It is considered that the buildings/their roofs would be perceivable in the context of Bonhams in a similar manner to that noted within the dismissed appeal decision. I note that paragraph 98 of the Heritage Statement identifies that the applicants consider that the proposed development would lead to less than substantial harm to the setting of Bonhams, and that this harm would be at the lower end of the scale this it is noted was also concluded within the previously dismissed appeal. I have no reason to disagree with this assessment of impact.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm, and that this level of harm is considered to be on the lower end of the scale. As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application.

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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