

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	Y/89/17/L
Address	Dyers Croft, Main Road, Yapton
Description	Listed Building Consent to demolish existing open garage/store and replace with new garage
Case Officer	Mr R Temple
Date	24 th January 2018

I visited the site on 24th January 2018. Although it was not possible to enter the site, the proposal was visible from the public realm.

Dyers Croft is Grade II Listed, and within Main Road/Church Road Conservation Area, Yapton.

The proposal is to remove an existing open carport/store and replace with a double garage under a pitched tiled roof.

The proposal is considered overly dominating and would harm the setting of the listed building, to which it would be attached. It is considered that the proximity and massing of the proposed is considered detrimental to the listed building, and the setting of a listed building. Proposed materials beyond 'to match' are not specified, as it is unclear as to whether this is the house/existing adjacent store is unclear, so it is not possible to comment on this aspect of the application.

Therefore, It is considered that the proposed development does not meet the following criteria for the reasons outlined:

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: *Proposals affecting listed buildings will be required to: a) ..preserve character... e) ...protect and enhance the setting of the building...*

- It is considered that the proposal fails to conserve or enhance the setting of the listed building, or its planned garden space.
- It is considered that the proposal does not adequately respond to local material, form or scale and adversely affects the character appearance and views in and out of the Conservation Area.

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should '*enhance or better reveal the significance of a designated heritage asset*'

- It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application be recommended for refusal.

Clare Dales
Principal Conservation Officer
Arun District Council