



## **SUPPLEMENTARY PLANNING DOCUMENT**

## **BUILDINGS OR STRUCTURES OF CHARACTER**

**Adopted September 2005**





## **1.0 INTRODUCTION**

- 1.1 This Supplementary Planning Document (SPD) is prepared by Arun District Council (the Local Planning Authority) to provide a district-wide 'local list' and additional information regarding Buildings or Structures of Character within the District. The SPD is non-statutory, but will be a material consideration that the Council will take into account when considering planning applications.
- 1.2 This guidance supports and should be read in conjunction with POLICY GEN22 (Buildings or Structures of Character) of the Arun District Local Plan 2003 (as amended). The policy states *"Planning permission will not be granted for development resulting in the loss of existing buildings and structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted"*.

## **2.0 REASONS FOR THE STUDY**

- 2.0 Throughout the District there are buildings and structures which, while not Listed Buildings, are of good quality design and appearance; that are important features in their own right; and which may also contribute to the character and appearance of the area. They illustrate, and are reminders of, the historical development of an area and are worthy of recognition and retention wherever possible.
- 2.2 The Local Plan indicates that the Council will produce a Local List of such buildings and structures.

### **3.0 THE CRITERIA**

3.1 The criteria for the selection of buildings or structures of character are as follows;

- 1) Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- 2) Buildings which are extremely good examples of traditional or established style, or unusual type.
- 3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- 4) All buildings must be largely intact and not adversely affected by later extensions or alterations.
- 5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

3.2 The numbers indicated in the second column of the Local List refer to the relevant criteria applicable. For instance 2-5 would indicate that the property is considered to fall within the criteria 2, 3, 4 and 5.

### **4.0 WHAT DOES INCLUSION ON THE LOCAL LIST MEAN?**

4.1 Inclusion of a building or structure on the 'Local List' illustrates that the building or structure is seen to fulfil all or some of the criteria set out in Policy GEN22 of the Arun District Local Plan 2003 (see section 3.1) and the provisions of the Policy will apply to them (see section 1.2).

4.2 Under current planning legislation, the inclusion of a building or structure on the Local List does not affect the permitted

development rights of a dwelling. For instance small additions and some alterations to single dwelling houses may not necessitate the submission of a planning application but it is always important to ascertain whether this is the case or not.

- 4.3 Buildings or structures of character receive no statutory protection, except within Conservation Areas. The local planning authority may not have control over demolition but would encourage the retention of the building. Where buildings are to be demolished the Council will wish to secure replacement buildings of similar quality or contribution to the street scene.

## **5.0 THE DATA COLLECTION PROCESS**

- 5.1 The production of the Local List has been a joint exercise between the Town and Parish Councils and Parish Meetings, Amenity Groups and the Planning Department of Arun District Council. Planning Officers undertook the exercise of assessing the buildings and structures submitted for inclusion in the Local List and carried out further survey work to produce the list included within this document. It must be noted that due to the resource intensive nature of this survey, that there may be buildings or structures not included on the list, which fully meet the criteria; these will be added as and when the Council reviews the list.
- 5.2 Listed buildings and buildings and structures within their curtilage are excluded from the local list, as they are subject to separate planning control.

<u>York Road</u>	
The Galleon	2-5
Staffurth & Bray Solicitors (excluding the central 1970's building)	2-5

## BURPHAM AND WEPHAM

STREET	CRITERIA
<b>Burpham</b>	
<u>The Street</u>	
Burpham Lodge	1-5
Burpham House	1-5
St Mary's Cottage	2-5
Fosse Cottage	2-5
Hillside Cottage	2-5
Warre Cottage	2-5
Pensway	2-5
The Burpham Country House	2-5
The Stables	2-5
The Forge/ Farriers	2-5
<b>Wepham</b>	
<u>The Splash</u>	
102 and 103	2-5
Wepham House	2-5
<u>The Street</u>	
Wepham Farm Stables	2-5
Wepham Farm Barn	2-5
High Peppering Barn	2-5

## CLAPHAM

STREET	CRITERIA
<u>The Street</u>	
North House	2-5