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From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 17 August 2020 07:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/102/20/PL

Zachariah Denton
Planning Officer

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 14 August 2020 17:06
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: A/102/20/PL

A/102/20/PL

Change of use from agricultural land to garden land to include a close boarded fence.

Elm Lodge is located in a small lane with a limited number of mature, detached properties within their own spacious grounds. This forms a very attractive and semi-rural character which is in contrast with other denser parts of the village. The property adjoins the Angmering Conservation area which covers the historic core of the village and consists of a number of different areas of townscape.

There are a number of listed buildings in the local area, the closest being Church Farm House. This is identified as being C18, two storeys with three parallel ranges. The east front is faced with flints with dressings, quoins and stringcourse of red brick. It has a tiled roof.

The proposal is for a change of use from agricultural land to residential garden space for Elm Lodge. This space will be enclosed with close boarded fencing. Such a proposal will not harm the character or appearance of the area, nor the setting of the neighbouring listed building.

Therefore, 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
Principal Conservation Officer, Planning Ser

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