

Design & Access and Heritage Statement for:

Site Address: 6 Longback Cottages, Arundel
Road, Angmering, West Sussex, BN16 4JT

Applicant: Mr Simon Elsey

Date: 16th May 2017



*Nigel Locke Planning Consultant, 55-57 Sea Lane, Rustington, West
Sussex, BN16 2RQ.*

The Site and its Surroundings

2

Longback Cottages are situated towards the northern edge of the village of Angmering. The site is within easy walking distance of local village shops, health centre, schools and bus routes.

The property is a Grade II listed building forming the end property of a terrace of two storey cottages, believed to be built in the early 18th century.

It is in the Angmering Conservation Area.

The cottage is built of traditional materials with a mix of flint with brick dressings and quoins, some of which have been white painted. There are first floor dormers with scalloped gables and a clay tiled roof.

No. 6 occupies a larger plot than the other cottages in the terrace giving it more scope for extension without unduly affecting garden and amenity areas.

The Proposal

The proposal is a resubmission of application A/37/17/HH.

The description of development and reasons for refusal of the first application was as follows.

Description of Development: Two storey side extension, relocation of existing shed, driveway to be laid with re-claimed

bricks & replacement of 7 No. windows like for like. This application affects the character & appearance of the Angmering Conservation Area.

Reasons for Refusal: *The site is within an area designated as a Conservation Area under Section 69, 70 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposal by reason of its height, size and design would result in a prominent and visually discordant extension in conflict with the Local Planning Authority's intention to protect and enhance the visual amenities and environment of such areas, and with policies GEN7, DEV19 and AREA2 of the Arun District Local Plan.*

The revised design reduces the scale of the extension to make it less dominant and appear more subservient to the host cottage.

Use

The cottage is a listed building in a conservation area and the proposal seeks to extend the existing rather limited accommodation to provide a new larger kitchen area on the ground floor and a bedroom above.

Relevant planning history is as follows:

A/116/95/L: Application for Listed Building Consent for replacement of ceiling and removal of fireplace in main bedroom. Installation of gas fired boiler/radiator central heating system. Cowl for main chimney. Hood for lounge fireplace. This application was approved conditionally on 15th November 1995.

It is considered that the revised proposal will have no adverse affect upon neighbour amenity. There will be no overlooking or

loss of sunlight, daylight or overshadowing to any adjoining properties by virtue of this proposal. 

The proposal is smaller in scale than the refused application and in the Planning Officer's Report it stated as follows in relation to neighbour amenity:

"The extension would be located 1m from the closest residential boundary to the side and the neighbouring dwelling is 8m from the shared boundary. It is considered that given its height, footprint and position the proposed extension would not have a significant overbearing impact or loss of light toward neighbouring properties in compliance with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan."

Amount

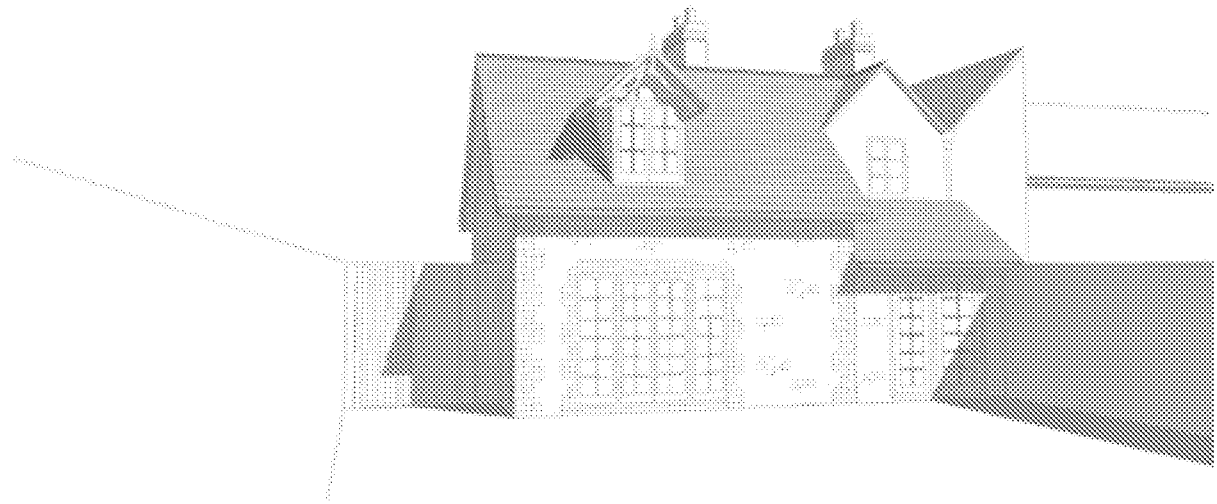
The proposal will extend the accommodation on two floors and this has been reduced in size from the refused application.

Comparing the proposal with the extensions that have been carried out overtime on No. 1 Longback Cottages, which sits at the other end of the terrace, both the cottages were originally 65 square metres and the existing floor area of No. 1 would now appear to be in the region of 107 square metres. The total floor area of No. 6 including the revised extension would be 93 square metres, therefore No. 1 would remain the largest cottage in the terrace.

It should also be noted that No. 6 has a larger plot than No. 1 or any other cottages in the terrace, so adequate amenity and

garden space will be retained even after the extension as proposed has been carried out. 5

Scale



Although it is a two storey design the proposal provides for first floor accommodation in the roof space, therefore the ridge height of the new extension will be kept much lower than the existing ridge height of the cottage, giving it a subservient appearance.

A reduction in the overall size of the extension adds to its subservient appearance.

The width at the side of the extension has been reduced by one metre and the small infill space at the rear has been incorporated into the accommodation.

The affect of stepping the extension in by a metre greatly reduces the impact of the extension when viewed from the street scene in particular.

Appearance

The extension will be built in materials to match the existing cottage i.e. flint work with brick quoins and detailing under a clay tiled roof.

The new small rear dormer will be of a scalloped gable design to match the existing gable. The gable will be positioned above the proposed new ground floor casement windows to continue the balance and symmetry of the west elevation.

New windows will be of a style and of materials to match the existing and any existing rotted windows will be repaired or replaced, again to match the existing.

A schedule of proposed materials are as follows:

Walls: Combination of brickwork and local flint stone infill with brick dressings and quoins painted white to match the existing.

Roof: Clay roof tiles to match the existing. Scalloped detailed on gables and dormer to match the existing. Dormer cheeks to be tile hung.

Windows: Hardwood timber casement windows to match the existing.



Doors: Hardwood painted timber frame doors to match the existing.

Rainwater Goods: All new rainwater goods to match the existing.

Driveway: Relaid with re-claimed bricks.

The overall appearance of the terrace has changed over the years, particularly with the extensions to No. 1 at the opposite end of the terrace. It is considered that this proposal provides a well integrated and cohesive design that will harmonise well with the existing cottages whilst being subservient in appearance to the host cottage.

Layout

The proposed new layout will reconfigure and extend the ground floor accommodation to provide a hallway with a cloakroom off, a front lounge with door to rear home office with a new separate kitchen.

On the first floor the existing small rear bedroom will become a bathroom. The new extension will provide a second bedroom with existing bedroom one remaining.

With regard to the external layout there will be double glazed casement doors in the kitchen area onto the rear garden, which has a westerly aspect. The office will retain the existing door to the garden.

Landscaping

The proposal will not affect any existing trees or landscape features. The gardens at the front and rear will remain as existing.

Access

There will be no affect upon the vehicular access and parking to the front of the property. Also the side pedestrian access to the rear will be retained.

Flood Risk Assessment

The site is in an area as shown as having low risk of flooding on the Environment Agency's Flood Risk Maps.

Planning Policies

The decision relating to the refused application states that the proposal is contrary to local plan policies GEN7, DEV19 and AREA2.

Local Plan Policy GEN7

This policy relates to the form of development and it is considered that this proposal is sympathetic in terms of design, scale and appearance to the Grade II listed building No. 6

Longback Cottages, the terrace itself and its setting within the Conservation Area.



As already set out in this statement the proposal should be judged in relation to the appearance of the block of cottages as a whole with No. 1 having had a number of extensions carried out and this will still be the largest cottage in the terrace, if this proposal is approved.

Local Plan Policy DEV19

This policy relates to extensions to existing residential buildings.

The alterations are sensitively designed with appropriate materials, which maintain and emphasise the qualities of the existing listed building.

The reduced scale of the extension means that it is less obtrusive in the street scene and with the proposed lower ridge height will appear subservient to the host cottage.

Local Plan Policy AREA2

This policy relates to development in conservation areas and as already set out in some detail in this statement it is considered that the proposal will in no way detract from the Angmering Conservation Area.

The National Planning Policy Framework

This is a material consideration in all planning applications and I

consider that the policies relevant to this application are as follows.

Core Planning Principles

Paragraph 17 states that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development.

Paragraph 58 states decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

• *Optimise the potential of the site to accommodate development.*



• *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

• *Are visually attractive as a result of good architecture and appropriate landscaping.*

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 131

This policy states that local planning authorities should take account of the positive contribution that conservation of heritage assets can make.

In this case I have clearly set out in this statement why I

consider that the proposals will contribute to restoring and enhancing the original character of the building.

Paragraph 132

This policy states that great weight should be given to heritage assets conservation and it is considered that this has been satisfactorily achieved with this application.

Paragraph 133

This policy states that consent should be refused for development that would lead to substantial harm of a designated heritage asset. This proposal will enhance the character rather than substantially harm the building.

Paragraph 134

This policy states that where a development proposal will lead to less than substantial harm, the harm should be weighed against the public's benefits of the proposal. It is the case that this application will not lead to substantial harm to the building and it is therefore not considered relevant to this application.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

In this case the proposal provides an opportunity to update and extend the rather limited accommodation of the cottage to provide a layout more suited to modern day family living.

It is considered that this can be achieved without damaging the historic integrity of the building or adversely impacting upon the

conservation area.

The proposal will have no adverse affect upon the local environment or the biodiversity of the site.

Water and energy saving measures will be incorporated in the build.

Materials will be sourced from locally from sustainable sources where possible.

It is considered that the proposal is sustainable in terms of construction, transport and location and the local environment.

HERITAGE STATEMENT

Introduction

The property is located within the Angmering Conservation Area and it is a Grade II listed building, therefore this Heritage Statement examines the potential impact on both the listed building and the conservation area.

Description

No. 6 Longback Cottages was given Grade II listed status in 1975.

Since its listing approval was given in 1995 for replacement of ceiling and removal of fireplace in the main bedroom, together with central heating and associated works.

The property comprises a two storey cottage situated at the end of a row of six similar cottages, all of which are listed buildings.

No. 6 has the benefit of a larger plot than the other cottages

giving it potential for extensions.

The Proposal

Is for a two storey side extension together with relocation of the existing shed and the driveway to be relaid with reclaimed bricks.

The proposal also seeks to replace 7 No. windows, which are in a poor condition and these will be replaced on a like for like basis.

Materials and Appearance

The proposed extension has been carefully designed to be sympathetic to the character of the existing cottage. This proposal is a reduction in scale from the refused application, therefore the extension will be more subservient and have less impact upon the street scene and the conservation area.

The external appearance will mirror that of the existing cottage in terms of architectural detailing and materials used as follows:

Walls: Combination of brickwork and local flint stone infill with brick dressings and quoins painted white to match the existing.

Roof: Clay roof tiles to match the existing. Scalloped detailed on gables and dormer to match the existing. Dormer cheeks to be tile hung.

Windows: Hardwood timber casement windows to match the existing.

Doors: Hardwood painted timber frame doors to match the existing.

Rainwater Goods: All new rainwater goods to match the existing.

Driveway: Relaid with re-claimed bricks.

Flood Risk Assessment

The site is shown as being in an area of having a low risk of flooding as defined on the Environment Agency's Flood Risk Map for Planning, therefore no separate flood risk assessment is required.

Conclusion

It is considered that the proposal represents a sympathetic in keeping addition to this listed building. Its design and matching materials will mean that there will be no adverse impact upon the conservation area.