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Sent: 05 October 2018 10:07
To: Planning.Responses
Cc: Anita Gardner
Subject: A/106/18/PL

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The application affects an attractive property along the high Street in Angmering. It is requesting a change of use of the Old Bakery to be used as a self-contained annexe for family dependents & a holiday let, plus the construction of a new vehicle crossover and off-street parking for 2no cars.

The change of use to residential accommodation is of no concern, as the host dwelling is located within a predominantly residential area. I note that the change of use necessitates both internal and external alterations which have the potential to affect the character of the building.

The internal works are considered to be acceptable in this instance, as they allow the building to be put in to a sustainable use.

On the whole the amendments to the external appearance of the bakery can be supported. However, there are a few issues; the use of the rooflights is problematic, and should be of conservation standard, and the use of plastic windows and doors is disappointing, especially in terms of the west (front) elevation which is visible from the public domain.

The provision of the off street parking is, also problematic, as it results in the loss of an attractive feature on the street-scene, which forms part of the enclosure of the street. The provision of walling adjoining the pavement is a feature of surrounding properties, and its loss cannot be supported.

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