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29th June 2021

Arun District Conservation Area Advisory Panel
C/O Brian Banister
86 Orchard Way
Barnham
Bognor Regis
PO22 0HY

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/110/21/PL
Site Address: BMW House Chandlers Garage Ltd Water Lane Angmering BN16 4EH
Description of works: Erection of retirement apartment with 20 No. 1 Bed flats & 13 No.2 Bed flats with communal facilities & car parking, erection of a retail store with car parking & associated highway works. This application affect the character & appearance of the Angmering Conservation area, affects the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 28th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37787

Comments -Part 1

The High Street frontage of the site falls within the Angmering Conservation Area. There are Grade 2 listed buildings (Eachways, The Lamb PH and Saddlers) adjoining and nearby. Immediately opposite are the locally listed buildings Vine Cottage and The Corner House, and further along the street, Winchester House and Gothic House. The development will therefore form part of the setting of these designated and non-designated heritage assets. In addition, the new buildings surrounding the southern car park area will also form part of the immediate setting of Eachways.

The Water Lane frontage lies outside the boundary of the conservation area but any development here will form part of the approach into the historic core of the village. It will, therefore, form part of the immediate setting of the conservation area and also that of the listed buildings Eachways and The Lamb PH.

The Panel support the principle of the redevelopment of the site and the removal of buildings and structures which have impacted adversely on the setting and the character and appearance of the conservation area. However, there is still the requirement embodied in the NPPF and ADLP to ensure that any new development respects local distinctiveness, is of good design, and protects and enhances the character and appearance of the conservation area together with the setting of nationally and locally listed buildings. For the reasons given below it is considered that the proposed development fails to meet these requirements.

(I) materials and finishes

The quasi-vernacular style of architecture used is a valid design approach to emulate the style of 19th/early

20th century buildings in the conservation area. However, for this approach (rather than a contemporary modern one) to be successful there must be a truthfulness to traditional materials, finishes and detailing.

As such, the use of UPVC fenestration is totally inappropriate given the historical and heritage contexts mentioned. Painted timber windows with the correct opening mechanisms eg vertically sliding sash windows are essential within the conservation area. On the Water Lane frontage and in the courtyard areas where constraints are slightly less, UPVC is still inappropriate but good quality powdered coated aluminium may be acceptable since finer proportions than UPVC in fenestration and shopfronts can be achieved. Windows though should still have traditional opening mechanisms and proportions.

Especially on the High Street frontage, within the conservation area, natural roofing slates should be required rather than the man-made interlocking slates shown on the materials schedule. The latter will lack the subtlety of natural slate because of their absolute regularity of shape and colour. The ceramic surface covering will also, no doubt, differ in its weathering and patina from natural slate.

The use of flint panels can be successful but only if the correct size, type and pattern of flintwork is chosen and they need to be installed and pointed accurately. Sample panels need to be erected in-situ for the Council's agreement.

The heritage context also necessitates good quality and appropriate detailing. Large scale drawings of eaves, bargeboards, verges, fascias, shopfronts, window design etc should be submitted as part of the application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.