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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:

OWPC37789

Comments-Part 2

(2) High Street frontage

The High Street is characterised by a variety of building age, style and size. However, at its western end in the vicinity of the application site the scale diminishes, with a tighter knit and more intimate streetscape. In this context the proposed terrace is too long and repetitive in its design and borders on monolithic in appearance. The fenestration to the gabled fronts is unresolved and inappropriate.

A shorter terrace of simple but of high quality design and form or a similar design approach as the Water Lane frontage with its variation in facades and materials would be a better solution. The lack of legible door entrances/thresholds and chimney stacks does not help the situation.

The design is considered to be well below the standard which should be required for this sensitive location.

(3) setting of Eachways

Eachways, listed grade 2, dates to the early 19th Century and its knapped flint but formal south west facade makes an attractive terminating feature and focal point in the village centre when viewed from the west in Water Lane and Station Road.

The proposed High Street block will not only sit forward of the listed building but its ridge height is significantly higher due to the depth of the block and the higher land level. This will result in an overbearing effect and will adversely affect the setting of Eachways, made worse by the indifferent design of the block. In addition, the southwest/northeast linking block will crowd the historic building and detract from its setting, particularly as

seen from Water Lane.

Conclusion

For the reasons mentioned above it is considered that the proposed development fails to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated and non-designated heritage assets and their settings, the need to protect and enhance local distinctiveness, and the requirements for high levels of design quality.

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>.

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.