APPLICATION REF: A/126/06/L

LISTED BUILDING CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Application for Listed Building Consent for the siting of a 38cm satellite dish on the flat roof extension at the rear of the building. Bay Tree Cottage, High Street, Angmering.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Siting of 38cm satellite dish, colour grey.
SITE AREA	Approximately 350 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Flat.
TREES	None affected.
BOUNDARY TREATMENT	Front boundary has flint wall approximately 1m in height. Rear east side boundary has flint wall + fencing approximately 1.5m in height then open fields, west side boundary has.close boarded fencing approximately 2m in height, rear north boundary has flint wall + fencing approximately 1.5m in height.
SITE CHARACTERISTICS	Listed Building C18 or earlier. End of terrace property with hipped thatched roof, white painted brickwork with black casement windows. The property has a two storey flat roofed extension, single storey extension and timber/translucent roof structure on the rear elevation.
CHARACTER OF LOCALITY	Within the Angmering Conservation Area. Predominantly detached properties of various styles and designs. The Spotted Cow Public House to east of site, open fields to the north of site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/28/57	Conversion of 3 cottages into 2 with internal sanitation.	Approved 21-05-1957.
A/26/59	Conversion into two cottages.	Approved 24-04-1959.
A/184/90/L	Application for Listed Building Consent for internal alterations to kitchen, living room, bedroom and bathroom, erection of a two storey pitched roofed extension at rear incorporating existing flat roofed and lean-to additions. To provide additional kitchen and living room area, new bedroom, extended bathroom and study/dressing room.	Refused 13-05-1991.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	No objection to the revised siting – request that the existing aerial on the chimney be removed.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	Objection – visible from the street.
County Design	Dish is too prominent – is it possible to place dish on rear of flat roofed extension.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Listed Building Grade II Within the Angmering Conservation Area Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH4, CH5
Arun District Local Plan : AREA2, GEN2, DEV10

PLANNING POLICY GUIDANCE

PPS1 – Delivering Sustainable Development
PPG15 – Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the relevant development control criteria which the application will be assessed, particularly with regard to visual and residential amenity, the character and integrity of the Listed Building and the appearance of the Conservation Area.

COMMENT ON CONSULTATION RESPONSES

Noted – the dish has now been relocated onto the flat roof rear extension as required.

COMMENT ON REPRESENTATIONS RECEIVED

Noted – the existing aerial that has been on the chimney for many years does not form part of this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposal is considered to comply with these criteria in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the residential character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed satellite dish will be sited on the rear flat roofed extension which is a revision to the previously submitted plans which was for the siting of the dish on the rear of the chimney. Due to the small size of the proposal it is not considered that the siting would detrimentally affect the residential amenities of any neighbouring property, nor would it detract from the appearance and character of the Listed Building.

The dish will not be visible from the font of the property in High Street and there are open fields to the rear.

It is therefore recommended that the application be approved subject to the following conditions.

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ANGMERING A/126/06/L

Application for Listed Building Consent for the siting of a 38cm satellite dish on the flat roof extension at the rear of the building.

Bay Tree Cottage
High Street
Angmering

RECOMMENDATION

Approve Conditions

1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 At all times during the progress of the work hereby approved adequate measures shall b taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 and DEV10 of the Arun District Local Plan.

3 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arur District Local Plan.

4 This permission relates to the plans as submitted and amended by substitute plan dated 18th September, 2006.

Reason: For the avoidance of doubt.

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