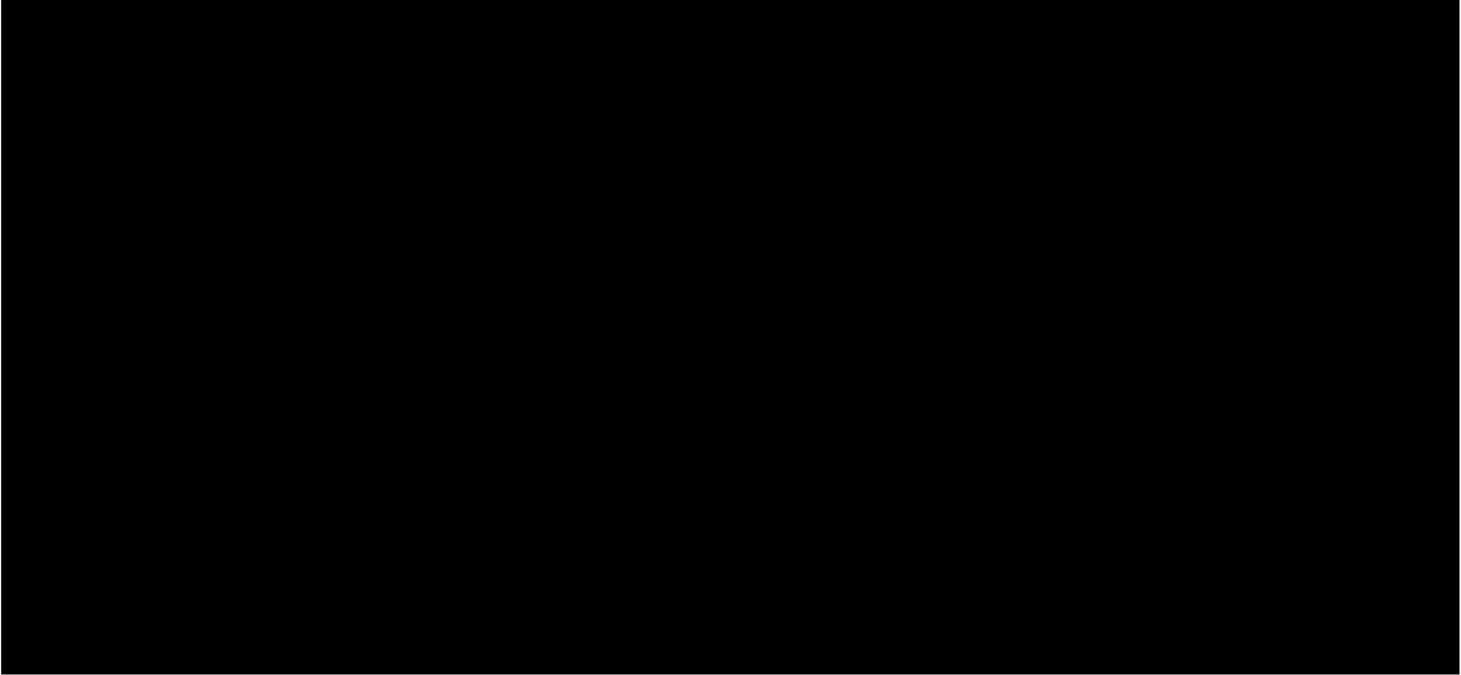




From: Richard Maile [REDACTED]

Sent: 04 February 2014 14:52

To: Anita Gardner

Subject: SITE TO THE REAR OF THE OLD HOUSE, HIGH STREET, ANGMERING, BN16 4AG - APPLICATION NO. A/138/13

Dear Mrs Gardner

Further to our telephone conversation last week, I confirm that I have now downloaded further letters of objection that you have received.

The consultation response from Mr Ian Wightman, the Historic Buildings Adviser, suggests that as a general rule development within the setting of a listed building is usually resisted. However, as I have explained (and a site visit will demonstrate) the application site is physically and visually separate from the curtilage of The Old House and has, in the past, been occupied by various buildings that have been removed, with the exception of the greenhouse. It is also interesting that Mr Wightman acknowledges, where the principle of development is justified, new buildings should be of a high design quality to mitigate their impact. The proposal is not a chalet style bungalow but a detached dwelling designed to reflect the character of the other dwellings within the cul-de-sac, which are of varied age and appearance. It should further be noted that The Old House addresses the High Street, whereas the development the subject of this application is related physically and visually to the other buildings within the narrow roadway.

The application has been the subject of consideration by the Conservation Area Advisory Committee, who has raised no objection.

Dealing with the letter from Mr Tupper, I would suggest that the single storey extension to no. 1 Anchor Cottages is immaterial. There is a tall brick wall between the rear of no. 1 and the application site, such that development as proposed would not impact upon the outlook from that property. Furthermore, matters of design, impact upon the conservation area and access have all been considered by the Parish Council and the CAAC, who have no objection to the scheme. I believe the County Council as Highway Authority has not previously raised any objection to similar developments using the same access.

Yours sincerely