

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: A/145/18/L

LOCATION: 200 Arundel Road
Angmering
BN16 4ES

PROPOSAL: Listed building consent for a single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks consent to construct a single storey rear extension.

RELEVANT SITE HISTORY

A/144/18/HH Single storey rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
Parish Council - No objection.

No objections from occupiers of nearby dwellings.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Support subject to conditions.

Newplace Farmhouse is the surviving portion of a larger late-16th century house, which has been divided into separate dwellings. It is identified as the substantial remnant of what must have been a fine Tudor manor house, as a result, it has been listed at grade II*.

The proposal is to construct a rear, single storey extension to provide an additional room. The new addition is to be directly attached to the principal building, with a tiled gable roof, and three openings. All materials are proposed to reflect those on the host building. Such an approach is supported, subject to the provision of samples/details of the materials, along with details of the proposed brick bond to be

used.

The new extension is stepped back from the building's side wall and therefore not visible from the front of the building. This will retain a sense of the principal building's form, whilst ensuring that the extension is subservient. This concept could potentially be enhanced through locating the bi-folding doors on the eastern elevation as this would leave the western elevation with only the older window which serves the living room. A balanced judgement will need to be taken with regard to this element of the proposal.

The proposal requires that a new doorway is formed by breaking through a rear window opening. This will see minimal loss of original brickwork and therefore historic fabric. Such an approach is considered to be the least harmful way of providing a new opening. Details of the windows and doors will need to be provided for by way of condition in order to ensure that they reflect the character of the building.

It is therefore considered that the proposed extension reflects the established character and simple form of the host dwelling, and will not be harmful to the building's significance. The proposal is therefore capable of support, subject to the provision of further information.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policy is deemed to be HER DM1 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

SUMMARY

Following the comments received by the Conservation Officer, it is considered that the proposed development is in accordance with the relevant Development Plan Policies and should therefore be approved, subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may

arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans :

 - Location Plan & Block Plan - JW/1018/DA/LBC/01 - 12th November 2018
 - Proposed Plan & Elevations - JW/1018/PA/LBC/03 - 15th October 2018
 - Extension Design - JW/0918/D/04 - 4th September 2018
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority, and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 of the Arun Local Plan.
- 4 Prior to commencement of works, details of the proposed windows and doors must be submitted to, and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 and D DM1 of the Arun Local Plan.

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.