

Recommendation Report for Planning Permission

REF NO: A/147/17/PL

LOCATION: St Margarets Church Hall
Arundel Road
ANGMERING

PROPOSAL: Creation of brick built electric meter cabinet, insertion of 1 No. wall mounted gas metre into eastern elevation & new air intake duct in eastern slope of roof. This application may affect the setting of a listed building & affects the character & appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks planning permission for the creation of a brick built electric meter to the east of the Church Hall, the insertion of a wall mounted gas meter on the eastern elevation of the building and the installation of a new air intake on the eastern roof slope.

SITE AREA

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

The boundary of the site feature flint and brick walling to a height of approximately 1.5m, mature planting and wrought iron fencing.

SITE CHARACTERISTICS

The site is an existing flint and brick building with a tiled roof and white wooden doors and windows situated in the grounds of St Margaret's Church a grade II* Listed Building.

CHARACTER OF LOCALITY

The area is identified as a Conservation Area and features a number of Listed Buildings in close proximity to the application site. The area features a mixture of uses both residential and commercial with buildings of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Angmering Parish Council

Considered at Housing, Transport & Planning Committee Meeting, 19/09/2017 - no objection

Comments on Representations received:

Comments noted.

CONSULTATIONS

Conservation Officer
Listed Building Officer
Environmental Health

Consultations responses received:

Conservation Area Advisory Committee:

No objection in principle - A more sympathetic approach to the placement of the meter box so it does not protrude above flint wall. New intake vent to be painted black.

Environmental Health:

No comments.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built area boundary
Setting of LB Grade II*
Conservation Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [AREA2](#)
[GEN2](#)
[GEN7](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Conservation Areas
Built-up Area Boundary
The Form of New Development
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design
HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER SP1 The Historic Environment
SD SP2 Built-Up Area Boundary
Development in the Conservation Area

[Angmering Neighbourhood Plan 2014 POLICY EH1](#)

[Angmering Neighbourhood Plan 2014 POLICY HD1](#)

[Angmering Neighbourhood Plan 2014 POLICY HD4](#)

Built-up Area Boundary

Materials

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taken place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

The Angmering Neighbourhood Plan has been made and policies HD1, HD4 and EH1 are considered relevant to the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made

under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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

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 is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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

PRINCIPLE

The application site is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policy considerations are deemed to be GEN7 and AREA2 of the Arun District Local Plan; Policies HD1, HD4 and EH1 of the Angmering Neighbourhood Pplan; and the National Planning Policy Framework.

DESIGN AND VISUAL AMENITY

The proposed gas meter fixed to the eastern elevation of the Church Hall and the air intake duct are not considered to give rise to any unacceptably adverse harm to the character of the locality and as such are deemed to accord with Policy GEN7(ii) of the Arun District Local Plan. The gas meter will be at low level and will be largely obscured by the existing flint walling situated to the north of the application site. Whilst, the proposed intake valve will have a limited presence when viewed from the north and east of the site.

The Church Hall itself is of no historic value but it is considered that the proposed gas meter and air intake valve will preserve the character of the Conservation Area and will not adversely impact upon the setting of the listed building.

The proposed electrical meter box to the east of the Church Hall will measure approximately 1.57m in height but will only protrude above the existing flint wall by approximately 0.6m. The meter box will measure 1.48m in width and as such it is considered that the proposal will not adversely impact upon the character of the locality. Whilst, it is acknowledged that the meter box will be visible from the north it is considered that the proposal will preserve the character of the

Conservation Area in accordance with policy AREA2 of the Arun District Local Plan.

The proposed electrical meter will be constructed from 'Lamb's handmade brick' and 'York stone slabs to roof'. These materials are considered appropriate and as such will not adversely impact upon the character of the locality and will accord with policy HD4 of the Angmering Neighbourhood Plan.

It is also considered that the proposed electric meter box will not adversely impact upon setting of the Grade II* listed building.

RESIDENTIAL AMENITY

The proposed works by virtue of their scale and location are not considered to give rise to any unacceptably adverse overbearing, overshadowing or overlooking impacts upon neighbouring property. Therefore, the proposal is deemed to accord with policy GEN7(iv) of the Arun District Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the below 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

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:

- Site Location Plan - 08021-PL (00) 001
- Proposed Site Plan - 00821-PL (00) 014 Rev A
- Proposed gas-electric meter - 08021-WD (21) 22 Rev A
- Proposed South and East Elevation - 08021-PL (00) 003 Rev E
- Proposed North and West Elevations - 08021-PL (00) 008 Rev D
- Proposed Floor Plan - PL (00) 007 01 Rev D

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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.