

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: A/148/20/HH

LOCATION: 6 Longback Cottages
Arundel Road
Angmering
BN16 4JT

PROPOSAL: Part two storey part single storey rear extension. This application affects the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a part two storey, part single storey rear extension.

RELEVANT SITE HISTORY

A/149/20/L	Listed building consent for a part two storey part single storey rear extension.	
A/104/17/L	Application for Listed Building Consent for side extension including internal adaptations and replacement of 3 existing windows like for like.	Refused 12-07-17
A/103/17/HH	Side extension and replacement of 3 existing windows. This application affects the character and appearance of the Angmering Conservation Area.	Refused 12-07-17

REPRESENTATIONS

Parish Council - No objection.

1 letter of objection from nearby occupier:

- The application is basically the same as previous applications.
- This will detrimentally impact the Northern and Front facades of the cottages.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Objection.

- The proposal represents a large extension in the context of a modest residential cottage.
- The extension would be out of character with the host dwelling and the area.
- The proposal is considered to cause less than substantial harm to the Heritage Assets, as such, the public benefits of the development should be assessed.

Case officer comment

It is noted that in his comments the Conservation Officer does not specifically attribute the harm to either the Listed Building or the Conservation Area. However, when commenting on previous refusal A/104/17/L the Historic Building Advisor of the time provided commentary on the Listed Building credentials of the property. These are used when making an assessment of the harm from this proposal on the Listed Building in the conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas
HERDM1	HER DM1 Listed Buildings

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1, D DM4, HER DM1 and HER DM3 of the Arun Local Plan. Additionally, Policies HD4 and HD5 of the Angmering Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM1 requires that proposals affecting a Listed Building are not detrimental to the architectural and historical integrity of a Listed Buildings exterior.

Policy HER DM3 ensures that development will only preserve or enhance the character of the Conservation Area of which they area within, or affect the setting of.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the desirability of the preservation of the character and appearance of Conservation Areas.

DESIGN AND VISUAL AMENITY

Due to the siting of the proposed development and its scale, it will be visible from short and longer views within the street scene. The extent of what is proposed will have an impact on the appearance of the host dwelling, however, its lower ridge height will give it an acceptable appearance as a subservient addition to the host dwelling. It is noted that the projection of the extension has been reduced by 1.3m so as to secure a lower ridge height. This in addition to the fact that it is set well back from the frontage means that the proposal appears well integrated with the built form of the host dwelling.

It is also noted that the end dwelling in this terrace has a similar two storey extension equally set back from the frontage. This means that the proposal will be in keeping with the character of the immediate area including this part of the Angmering Conservation Area. As such, the proposal is considered to comply with policy HER DM3 in that the extension is of a design that respects the character of the Conservation Area in which it is sited.

In so far as the impact of the proposal on the Listed Building is concerned policy HER DM1 requires that the proposal preserves or enhances the character of the Listed Building. In this instance, it is not considered that the proposed development is considerate of the special interest of the host dwelling.

The proposed development is considered to be in accordance with policies D DM1, D DM4 and HER DM3 of the Arun Local Plan.

HERITAGE IMPACT ASSESSMENT

The scale and simplicity of the existing cottage is extremely modest and perhaps indicative of its potential origins as a poorhouse from the early 18th century. Its form and scale is also important in how it corresponds with the rest of the terrace as part of a simple building group.

Whilst the proposed extension has been reduced, the addition is still of a scale and massing that is likely to impact the appreciation of the cottage and the terrace more generally. The ridge height is still only slightly lower than the host building and whilst the footprint of the new development does no longer exceed that of the primary accommodation it is still of a materially harmful size in that it fails to preserve the historic character, or integrity of the Listed Building in conflict with policy HER DM1(a) and (b) of the

Arun Local Plan.

S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission or permission in principle for development which affects a Listed Building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State 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."

Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets (in this case the Listed Building). In this instance, it is considered that the proposed development has 'less than substantial harm' upon the local assets. Therefore, Paragraph 196 of the Act applies, which states that where this level of harm is identified, the harm should be weighed against the public benefit of the proposal.

The proposal is not considered to result in any public benefits. This is because the extension of the dwelling to increase the size of the lounge, and create an upstairs bathroom - a private benefit only. Therefore, the harm to the character of the Listed Building is considered to outweigh any public benefits identified as a result of the extension.

The proposal is therefore in also in conflict with Section 72 of the Listed Building and Conservation Area Act and the NPPF.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon occupiers of neighbouring dwellings. This is due to the siting of the proposal and the resultant separation distance from nearby dwellings. Additionally, the proposed development is not considered to result in any loss of privacy to occupiers of neighbouring dwellings due to the fact that any new windows do not provide views any different to those available from the host dwelling at current.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is in conflict with HER DM1 of the Arun Local Plan in that it will result in a significantly harmful impact upon the significance of the host dwelling as a designated heritage asset.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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**REFUSE**

- 1 The proposed extension by reason of its excessive size, height and design would detract from the special architectural or historic interest of the existing building, a Grade II Listed Building, in conflict with policy HER DM1 of the Arun Local Plan and the National Planning Policy Framework.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.