

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 26 October 2020 08:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/149/20/L

Consultation response

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)
E: zac.denton@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 23 October 2020 17:10
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: A/149/20/L

A/149/20/L

6 Longback Cottages Arundel Road ANGMERING BN16 4JT

Part two storey part single storey rear extension

Number 6 Longback Cottages is a Grade II Listed Building, which forms part of an attractive terrace. It is considered to be an early C18 building of two storeys, faced with flints and brick dressings and quoins, all now painted. It has casement windows, with those on first floor being dormers with scalloped gables and a tiled roof. It is of a modest scale and is considered to be of aesthetic (fortuitous) significance.

The building is also located within the Angmering Conservation Area which focuses on the historic core of the village. Arundel Road leads from the A27 towards the centre of the village which contains many listed and locally listed buildings. Buildings in the village are noted to be of flint and brick. The terrace is visible on the street-scene and is set back a short distance from the pavement.

The proposal is for an extension to one of the end of terrace properties. It would appear that the property has already been altered and extended, and the proposal would be located behind a small-scale single storey side extension. Such a proposal represents a large extension in the context of the very modest residential cottage, especially when viewed from the north and west and would be out of character. Further, it is thought that the extension could be partly viewed from the road when travelling into the village, and therefore visible to the conservation area.

It is noted that the intention is to use materials appropriate for the building so as to ensure that it is of suitable appearance. Such an approach is supported, subject to them being provided to the council by way of condition.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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www.arun.gov.uk

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