

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

REF NO: A/149/20/L

LOCATION: 6 Longback Cottages
Arundel Road
Angmering
BN16 4JT

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks Listed Building consent for a part two storey, part single storey extension.
BOUNDARY TREATMENT	The dwelling directly abuts the street scene to its front elevation, with walling to the side and rear.
SITE CHARACTERISTICS	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.
CHARACTER OF LOCALITY	The building is 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.

RELEVANT SITE HISTORY

A/148/20/HH	Part two storey part single storey rear extension. This application affects the setting of a Listed Building.	
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	Refused 12-07-17

the Angmering Conservation Area.

Noted.

REPRESENTATIONS

Parish Council - No objection.

2 letter of objection:

- This is basically the same as the previous applications.
- Loss of light.
- Potential for flooding.
- If windows were put into this new wall, there would be overlooking.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. The considerations of this application are limited to the proposals impact upon the Listed Building.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Objection.

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).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Grade II Listed Building

Within Conservation Area

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

HERDM1 HER DM1 Listed Buildings
HERDM3 HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority 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."

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 conflict with these criteria in that it is not considered to have a materially harmful impact upon the character of the Grade II Listed Building. The proposal is not considered to have any significant impact upon the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policy is deemed to be HER DM1 and HER DM3 of the Arun Local Plan. Additionally, the National Planning Policy Framework is of relevance.

HERITAGE IMPACT ASSESSMENT

The existing cottages and its neighbours are of an extremely modest scale, and it is considered that even though the proposed extension has been reduced, it remains of a scale and massing of which has a

harmful impact upon the historic nature and the appreciation of the cottages. As referenced in the comments against the previous application A/104/17/L the modest stature of the cottages is potentially due to their origins as poorhouses in the 18th Century. Therefore, this proposal is considered to directly conflict with HER DM1(a) and (B) of the Arun Local Plan, in that the extension is not considered to preserve the historic character, or integrity of the Listed Building.

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 conflict with policy HER DM1 of the Arun Local Plan and Section 72 of the Listed Building and Conservation Area Act.

CONCLUSION

The proposed development is considered to result in harm to the Listed Building. This harm, whilst less than substantial, has not been outweighed by any identifiable public benefits. As such, the proposed development should be refused in line with HER DM1 of the Arun Local Plan, and the NPPF.

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.