

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	A/155/17/OUT
Address	Avenals Farm Water Lane Angmering BN16 4EP
Description	3No. dwellings. This application affects the setting of a Listed Building & is a Departure from the Development Plan.
Case Officer	Mr D Easton
Date	22 November 2017

I visited the site today.

The scheme is for 3no dwellings, which affect the setting of a Listed Building., Avenals Farm. Avenals Barn was approved for conversion and formal separation from Avenals Farm in 1990, therefore the proposal site is not within the curtilage of a Listed building, although its history and setting suggest a clear link.

Avenals Farm would originally have been set in its agricultural landscape, with a range of outbuildings, pond, pastures and orchard typical of this type of architectural form of a farmstead on a prominent hill-top setting.

The submitted proposal is for 3no dwellings in a courtyard type setting, with landscaping.

The proposal seems incongruous to the agricultural setting in terms of the number of rooflights, and large expanse of communal courtyard and hard landscaping for parking for 7no cars, cycle storage and communal bin store. The proposed material palette of flintwork/brick/slate roof and black stained timber are considered suitable choices and would relate well to the existing converted barn. The large areas of glazing of PCA to grey colour, rooflights and large patio doors are considered out of keeping with a rural/agricultural setting.

That said, it is noted that an application for 175no. residential dwellings under [A/99/17/OUT](#) which if Planning Permission were granted, would affect the generally rural nature of the setting of the Listed Asset and make the proposed scheme seem less at odds with prevailing conditions.

It is entirely possible that scheme [A/99/17/OUT](#) be refused Planning Permission, or that there be delay in construction, and therefore the retention of a generally agricultural setting of this scheme would be considered more suitable.

It is therefore recommended that the scheme be recommended for refusal on heritage grounds, given the proximity and effect to the collection of buildings and a whole, and the nature of the proposed design.

Clare Dales
Principal Conservation Officer
Arun District Council