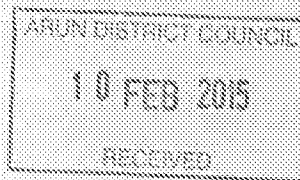


CARLTON COTTAGE
HIGH STREET : ANGMERING VILLAGE
WEST SUSSEX : BN16 4AW



The Planning Department,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex BN17 5LF



9th, January, 2015

Dear Sirs,

Ref : A/165/14 Littleworth House

I wish to object to the above planning application on the grounds that :-

- a) If implemented, it would require the demolition and destruction of an ancient and important village asset in contravention of policy GEN22 as set out in the Arun District Local Plan, 2003. and,
- b.) It would materially affect my own property, both visually and financially and the enjoyment of my home and garden. Disturbance throughout any building process would be horrendous.

This is a new application which must stand alone. Any references on earlier applications and decisions seem to be irrelevant and should be ignored as there are significant differences between this and the original application, first submitted in 1998.

1.) Conservation and Heritage

Littleworth House is a Grade II listed building within the Angmering Conservation Area and, although it is not specifically mentioned in the listing, the barn lies within the building's curtilage and has an 18th. century or earlier flint party wall on the western boundary. In order to build in accordance with the plans submitted it would be necessary for the whole existing building to be demolished thus destroying an attractive and important ancient part of the village's heritage.

Arun DC has recently issued revised local plans which materially affect this application. In particular Policy GEN 22 (a copy of which I attach). The barn is attractive in its own right and contributes to the character and appearance of the conservation area making a positive contribution to its surroundings and the street scene. (see photographs attached). Following a recent survey I understand that the Conservation Officer is in process of compiling an Heritage at Risk register for, inter-alia, Angmering. I would expect this building to be included and for it to be preserved for the enjoyment of future generations.

2.) Highways

There are two recent matters which concern Angmering High Street where it passes Littleworth House and have a material affect on this application.

Planning application A/51/14 for the Manor Nurseries site.

This application for the building of 32 houses shows a sole entry/exit point to The High Street in the same position as the present nursery gate. This development will have significant bearing on the local area and plans have been submitted for the provision of footpaths starting at the western end of the Littleworth House wall running to the Manor Nurseries entrance. If goes ahead it will result in making an already narrow road into an even narrower one and make entry/ exit to the Littleworth barn/garage more hazardous.

Tall Trees.

Over the last two or so years the house opposite Littleworth House has been demolished and replaced by a much larger house. As part of the redevelopment the disused gateway lying immediately opposite the entrance to the Littleworth barn/garage, been converted into the main entrance to Tall Trees with a new tarmacadamed driveway and entry gates.

Exit from the Littleworth garage, which can only be accomplished in reverse gear, has always been dangerous. It is made worse by the above changes and would be even more so, particularly to other road users, if permission were granted for two additional parking spaces to use this concealed entrance directly on the highway.

3.) Angmering Neighbourhood Plan.

The Angmering plan which was approved on January 22nd. by 97% of people voting is of material significance in relation to this application.. The proposed development would presumably come under Policy HD2 the Parish Housing Allocation. The plan provides three sites for the building of 102 houses within the Parish. The plan examiners have accepted each of these sites and state, "Policy HD2 has regard to the Framework and contributes to the achievement of sustainable development. It meets the basic conditions". The building of an additional house at Littleworth would therefore be in excess of the neighbourhood plan requirements. The plan also endorses the policies of GEN22 as adopted by Arun DC.

I attach an appendix with various comments on the application and plans. As it is sixteen years since the first proposal was submitted, and as Littleworth House has recently been put up for sale, it seems unlikely that the present owner has any intention of implementing any planning consent. Please refuse this application.

Yours faithfully,



T. H. Aucott

Copies to:-

Angmering Parish Council
The Conservation Officer, Arun DC
Highways department, WSCC

APPENDIX

Comments on the application and attached plans :

- 1.) The title for the application reads as a conversion of an existing building. In practice it would involve almost complete rebuilding as there appear to be no sustainable foundations, should therefore be described as a demolition.
- 2.) The application describes the new building as being within the curtilage of Littleworth House whereas it includes to the west the party wall with Carlton Cottage. No approach has been made to me relating to any change involving my boundary.
- 3.) I note that no ecological surveys have been carried out. From my own observations there are definitely bats in the area. Also, in my own neighbouring garden I have seen numerous reptiles, including lizards, frogs & toads and a solitary grass snake. On one occasion we had a visiting water vole.
- 4.) The application states that there are no trees or hedges affected. However there is a mature weeping silver birch on the area where the new garages are proposed.
- 5.) Plans L & M differ in that on one the new garages are shown as being parallel to the road whilst on the other they are shown at an angle.
- 6.) The building is described as being single storey. In fact it would be a split level two storey development with the living room on the first floor and the garages on the ground floor. No height measurements are given but, by rough scaling up, it would appear the ridge height at the southern end adjoining the road would be about 6.3 metres high.
- 7.) There does not appear to be an elevation plan for the west elevation.
- 8.) The plans suggest that there will be a wall separating the new building from Littleworth House. This would mean that the only access to the new build, the door to which is at the back, would be through the garage which it is stated will have same style up and over door as at present.
- 9.) There is no explanation as to why such a small building requires four garage spaces. In fact the plans only show three spaces; parking in the front area would make access/ exit from the other spaces impossible.

POLICY GEN22 Buildings or Structures of Character

Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.

Reason

In addition to Listed Buildings, the District Council places great importance on the retention of other buildings of character, which form part of its rich built heritage, although such buildings do not enjoy the full protection of statutory listing.

Explanation

1.71 Throughout the District there are buildings which, while not Listed Buildings, are of good quality design and appearance; which are important features in their own right; and which may also contribute to the character and appearance of an area. They illustrate, and are reminders of, the historical development of an area and are worthy of retention.

1.72 The Council will produce a Local List of Buildings of Character. The Council's criteria for selection of buildings or structures of character are as follows:-

- 1) Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- 2) Buildings which are extremely good examples of traditional or established style, or of unusual type.
- 3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- 4) All buildings must be largely intact and not adversely affected by later extensions or alterations.
- 5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.



Littleworth House Barn - garden view



Littleworth House Barn - street view