

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

REF NO: A/229/21/HH

LOCATION: The White Lodge
Rectory Lane
Angmering
BN16 4JU

PROPOSAL: Erection of single storey side extension. (This application may affect the character and appearance of the Angmering Conservation Area and a Listed Building).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This proposal is for the single storey side extension to the west side of White Lodge, two storey Grade II Listed Building located within the north-western part of the Angmering Conservation Area.

The proposed extension would be set back from the front and rear main elevation by 0.25m, would be 5m wide and 7.5m deep, would be characterised by a hipped roof with 1 roof-light inserted to the western roof plane and one to the western (rear) roof plane. The proposed roof would be lowered from the ridge of existing building by 1m. The timber painted window of the same appearance as those of the ground floor level of the main building. The front and side elevations would be rendered, the rear elevation with painted timber doors with side French windows would be of brick and flint displays. The proposed roof and external finishes are the same as of the existing house. The wall extending from the western end of the building would be replaced by the proposed extension in modern brickwork. The flint wall on the western boundary which divides the garden from the parking area would retain.

The proposed extension would provide additional living space with the new kitchen that would create an open space to the existing family room.

RELEVANT SITE HISTORY

A/230/21/L	Listed building consent for erection of two storey side extension. (This application may affect the character and appearance of the Angmering Conservation Area).
------------	---

A/207/16/HH	Single storey side extension. This application affects the	ApproveConditionally
-------------	--	----------------------

character and appearance of the Angmering
Conservation Area.

21-04-17

A/208/16/L

Application for listed building consent for single storey
side extension

ApproveConditionally
21-04-17

REPRESENTATIONS

Angmering Parish Council: No objection.

No letters of objection received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Principal Conservation Officer: No objection.

- The application is considered to not cause harm to the significance of the heritage asset.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary;
Angmering Conservation Area;
Grade II Listed Building.

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
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary

[Angmering Neighbourhood Plan 2014 POLICY EH1](#) Development in the Conservation Area

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1, D DM4, HER DM1 and HER DM3 of the Arun Local Plan and policy EH1 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 announces 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 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest.

Policy HER DM3 states planning permission will be granted for development which preserves or enhances the character and appearance of a Conservation Area or its setting.

Policy EH1 of the Angmering neighbourhood Development Plan requires the Design and Access Statement and accompanying drawings for all development within or affecting the setting of the Conservation Area must provide sufficient detail for proposals to be properly understood.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that when 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in the exercise of planning functions, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Arun Design Guide Supplementary Planning Document (SPD) adopted on 25th January 2021 is a material consideration in the determination of applications. Part M which deals with extensions requires the scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form; privacy can be maintained by locating and designing windows to prevent overlooking. Extensions should preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing.

DESIGN AND VISUAL AMENITY

The site is in the Angmering Conservation Area and comprises Grade II Listed Building where a certain rules highlighted in the policies of the ALP and the ANDP apply. The extension is sensitively designed

and would be subservient to the host building, visually integrated into the original building, completing its volume and eliminating the large gable wall on the western side of the house. The proposed extension would be in harmony with the character and appearance of the host building and the surrounded Conservation Area.

ADC Principal Conservation Officer in his comments is of the opinion that the proposal is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

As a result the proposal would respond positively to the street scene, would not have a harmful impact upon the host dwelling and surrounded Conservation Area, all documents required by policy EH1 of the ANDP have been provided and would accord with D DM1, D DM4(a), (b) and (e), HER DM1 and HER DM3 of the Arun Local Plan, policy EH1 of the ANDP and Arun Design Guide. The development satisfies requirements of NPPF, Section 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

RESIDENTIAL AMENITY

The single storey side extension would be adequately separated from the closest residential property behind a 2.4m high western boundary wall. Therefore the proposed single storey side extension is not considered to have an adverse impact on the amenity of the neighbouring properties in terms of loss of sunlight, privacy or outlook.

Taking into account the above, the proposed development would be in an accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development would accord with relevant development plan policies and Arun Design Guide and is recommended for approval subject to the following conditions and informatives.

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

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.

CIL DETAILS

This application is not CIL Liable; household extension under 100sqm.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Proposed Block Plan;
Dwg No 1701_201_B Proposed Ground Floor Plan;
Dwg No 1701_203 Proposed Roof Plan;
Dwg No 1701_301_B Proposed West & South Elevation;
Dwg No 1701_302 Proposed North & East Elevation.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 No development above damp proof course (DPC) level shall take place unless and until details of windows and doors of painted timber have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension. They should be provided in the form of drawings and sections to an appropriate scale, and include elements such as the materials, finishes, details of the frame, glazing and glazing bars, operating mechanisms and depths of reveals. To ensure that they are appropriate for both the listed building and conservation area.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1, HER DM3 and HER SP1.
- 4 **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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.