

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2022 09:25
To: Planning Scanning
Subject: FW: A/229/21/HH & A/230/21/L

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From: Martyn White >
Sent: 17 January 2022 17:41
To: Planning.Responses >
Subject: A/229/21/HH & A/230/21/L

A/229/21/HH & A/230/21/L

The White Lodge, Rectory Lane, Angmering, BN16 4JU

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

The White Cottage is a grade II listed Building. C18 or earlier, stuccoed detached house. It is two storeys and attic with a steeply-pitched hipped roof and three gabled dormers. Five windows. Casement windows with wooden shutters on first floor. Small wooden porch with tent-shaped canopy. Information provided as part of the application indicates that the building has developed and changed over time from two small cottages to a larger single residence. The current front elevation retains a gentrified appearance. It is of architectural and historical significance.

The house is also located within the Angmering Conservation Area which focuses on the historic core of the village. Due to its size, it can be divided up into a number of smaller character areas. The character area of relevance is that associated with Arundel Road. Within this character area, the house is located on the western side of Rectory Lane and forms a group with a number of other buildings including listed buildings and the parish church. A number of which focus onto or around the green area of open space.

The Proposal

The proposal is for a single storey side extension which will run from the front elevation to the rear. I note that the intention is to provide a larger kitchen/living/dining space which the applicant considers to be of an appropriate scale of the remainder of the house. The width of the extension appears to be contained by an existing wall, which at present provides enclosure for a small courtyard area. The location is the furthest away from the older parts of the building, which is positive. It is to be set slightly behind the existing elevations and will require the removal of a large section of the existing Victorian side wall of the house.

The design of the extension will match the host dwelling and being constructed from materials appropriate for it. It will also be set back from the front and rear elevation which helps to make it subservient, which is positive. Whilst, a fairly large area of Victorian walling would be removed as part of the proposal, it is noted that the plans include significant nibs of the existing end elevation which would act as a record of the development of the building. This can be enhanced further through the use of a down stand as part of the works to the wall.

Overall, I am of the opinion that the proposal is acceptable and would reflect the character and appearance of the existing building and those in the local area. I would want details of the windows and doors to be provided to the LPA, so as to ensure that they are appropriate for both the listed building and conservation area. This can be provided by way of conditions and 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.

Conclusion

The application 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. You will also need to take into account 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)

[Redacted]
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