

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition

REF NO: A/38/17/L

LOCATION: 6 Longback Cottages
Arundel Road
Angmering

PROPOSAL: Application for listed building consent for a two storey side extension, relocation of existing shed, driveway to be laid with re-claimed brick, replacement of 7 No. windows like for like, relocation of main bathroom & new staircase.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension measures 4.8m wide and 4.7m deep with a ridge height of 5m.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Site frontage open. Rear garden enclosed by painted walling and fencing to approx. 2m height.
SITE CHARACTERISTICS	End of terrace 2 storey dwelling with white painted elevations and a plain tile roof. Single storey extension to side.
CHARACTER OF LOCALITY	Predominantly residential characterised by dwellings of varying design, size and age.

RELEVANT SITE HISTORY

A/116/95/L	Application for Listed Building Consent for replacement of ceiling and removal of fireplace in main bedroom. Installation of gas fired boiler/radiator central heating system. Cowl for main chimney. Hood for lounge fireplace.	ApproveConditionally 15-11-1995
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REPRESENTATIONS

Representations received:

Angmering Parish Council

Objection on the following grounds : -

- 1) design and appearance of the works proposed;
- 2) effect on the conservation area and a listed building;
- 3) impact on the surrounding area in terms of change to the streetscape; and
- 4) the effect on neighbouring occupiers in terms of overbearing.

2 Objections - As a resident of Longback Cottages I do not wish the overall appearance to be altered. I am aware that No.5 and 6 cottages were built 100 years after the original 4 cottages.

This application is totally out of character with the rest of the terrace. It will not be in keeping with the external appearance of the frontage of the buildings. It will also lose an off-street parking place on an already congested road. The extension will almost double the size of the property and will be a highly visible addition to a part of the cottages that is at least 200 years old. Most of Longback Cottages are nearly 300 years old and it would be impossible to sympathetically extend the end of this building.

There is space to extend at the rear of this property which would not affect the appearance of the cottages from the street. The facade of these cottages is one of the attractive features of the conservation area and as such it should not be altered.

Comments on Representations received:

Generally agreed. Merits of off street car parking are not relevant to consideration of this application.

CONSULTATIONS

Listed Building Officer
Conservation Officer

Consultations responses received:

Historic Building Adviser - Objection

6 Longback Cottages is one of 6 small dwellings within an historic terrace which according to the heritage statement dates back to the early 18th century. The scale, design and appearance of the cottages are consistent resulting in a cohesive building of simple form, but strong character which also contributes strongly to the Angmering Conservation Area.

The scale of the dwellings is an important part of their special interest, not least because they were formerly known as the Poorhouses and therefore would not have been overly large. They should therefore not be increased in size to a large degree, or sprawl greatly from the original plan.

Unfortunately the proposed design represents a threat to this scale, but also the simple form and plan of the cottage which is part of the building's special interest. An extension of this size and nature will therefore be harmful to the listed building, but also the integrity of the whole group as well as the Conservation Area.

With regards to the window replacement, more information will be required as to why they cannot be repaired. Where windows are historic, replacement will be a last resort and therefore should be retained where possible

Conservation Area Advisory Committee - Objection. Extension is overlarge and would detract from the Conservation Area. Suggest that the extension should be no larger than the existing house. Materials should match existing

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Grade 2 Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER SP1 The Historic Environment
Development in the Conservation Area

[Angmering Neighbourhood Plan 2014 POLICY EH1](#)

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

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

Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Policy EH1 Development in Conservation Areas of Angmering Neighbourhood Plan is considered relevant

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & 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 considered to materially affect the character of the Grade II Listed Building and the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed side extension would be significant in terms of its dimensions and impact on the listed building. It would not only visually dominate the building and detract from the simple form and scale of the existing property but would also impact on the historic layout of the building by adding an additional staircase and reconfiguring rooms. The proposal would adversely affect the appearance and character of the listed building.

In addition no justification/supporting information has been submitted for the replacement of the existing windows which do not appear to have deteriorated to such an extent that they are beyond repair.

The application is therefore recommended for the following reasons

RECOMMENDATION

REFUSE

- 1 By reason of the size, height, and design of the extension and internal alterations and the lack of adequate justification for replacement of the windows the proposal results in the unacceptable damage to the character and appearance of a Grade 2 Listed Building, and therefore conflicts with the National Planning Policy Framework.