

New Porch and Garage Alterations at Grey Barn, Rectory Lane, Angmering –

Planning Application

Environmental Impact Statement

1. Introduction

It is proposed by the owners / applicants (Mr & Mrs Fraser) to carry out new building work at the property known as Grey Barns, Rectory Lane, Angmering, West Sussex, BN16 4JU. The works comprise: -

- The construction of a small entrance porch at the main front entrance to the house.
- The dismantling of an existing garage building and its subsequent reconstruction and extension to create a larger facility.

The property lies within the Angmering conservation area. The buildings on the site appear to be agricultural in origin and are thought to date from the 1700's; although the main house is thought to have been built / converted from agricultural use in 1924.

2. Pre-Planning Advice

Pre-planning advice concerning the development has been previously sought from Arun District Council by the applicants in January 2019. A site visit was undertaken by planning and conservation representatives and a written response was issued on the 22nd of January 2019 (Arun District Council Planning reference PAA/136/18 applies).

3. The Development Proposals

i. Porch

The porch will be very small (approximately 3 square metres only in plan area) and will be completely new construction – i.e. no demolition is required. The porch will have a traditional slate covered pitched roof and the walls will be brickwork and flint construction to match the existing building. The building will be supported either on mass concrete trench fill foundations or a reinforced concrete raft slab.

ii. Garage

The present garage is to be dismantled, then rebuilt and extended in the existing style, which again comprises brickwork and flint walls, with a traditional slate covered pitched roof. The new building will be supported on mass concrete trench fill foundations and the existing floor will be extended with a new concrete floor slab. Existing roof slates will be carefully removed and set aside for reuse where possible. Existing roof timbers will generally be reclaimed and retained or disposed of for re-use on other sites. Flints and bricks will be salvaged from dismantled walls and re-used in the new building as far as possible. Other surplus materials from the existing walls will be crushed and used as hardcore beneath the new concrete floor slab where possible.

4. Environmental Issues – Considerations and Conclusions

i. Waste Material and its Disposal

The buildings on the site appear to be agricultural in origin and are thought to date from the 1700's. It is therefore apparent that contaminated / hazardous modern materials are highly unlikely to be encountered. Also, as discussed above much of the existing material from the dismantled building is to be re-used in the new building.

In view of the above and the fact that the buildings are fairly minor, the material to be taken off site will be relatively small in quantity and will generally consist of natural, inert and non-hazardous materials. Nevertheless the small quantities of excavated or unsuitable material to be taken off site are to be taken to a licensed waste facility, whilst excess salvaged building materials are to be retained by the applicant and / or disposed of for re-use on other sites.

ii. Watercourses and Groundwater

No watercourses exist in the vicinity of the proposed buildings and the works will have no adverse effect on the groundwater regime.

iii. Vegetation

No trees exist in the vicinity or within influencing distance of the buildings and therefore no adverse effects will result from the proposed works. A small shrub exists in the grass verge alongside Rectory Lane, adjacent to the proposed garage; this being the only significant vegetation in the area. This shrub will be protected during the course of the adjacent work, but if adversely affected will subsequently be replaced with an equivalent specimen after completion of the project.

iv. Habitats

The existing garage roof has been inspected and no evidence of habitation by bats, owls etc. was discovered. A further inspection immediately prior to the commencement of demolition will be carried out and suitable actions taken if any changes to this situation are encountered.

v. Construction Noise, Dust and General Disturbance

The overall project is relatively minor in scale and no exceptional disturbance of the surrounding area will be caused. The proposed porch is contained well within the applicant's private courtyard and is therefore at a considerable distance away from any adjacent properties in any event. The proposed garage is on the party boundary wall line with the adjacent property and the grass verge running alongside Rectory Lane. Suitable steps will be taken to reduce any disturbance or inconvenience to the neighbour and no detriment or disruption to the highway is envisaged.