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The property is a large attractive detached dwelling which comprises a two storey structure that faces the lane, with two single storey wings that run at right angles to it. The predominant materials consist of flint, brick and slate. I note an attractive flint wall which encloses the courtyard to the front of the building, and forms part of the street-scene.

The property is located within the Angmering Conservation area. It is also located within a small lane with a limited number of mature, detached properties within their own spacious grounds.

Opposite the property is Church Farm House, which is a Grade II, C18 Listed Building. It is two storeys. The east front is faced with flints with dressings, quoins and stringcourse of red brick, whereas the south front is of cobbles. The roof is tiled with three gable ends to the south.

The proposal consists of two elements; a new porch and works to a car port/garage area.

Car port/garage

Is the application to extend the existing car port structure or as the DAS states, to dismantle the existing garage and reconstruct a replacement, with an extension? If it is the later, the description of the works is incorrect, and misleading.

I note that for the works to the car port/garage is to essentially extend part of one of the single storey wings to provide more accommodation. The area proposed to be extended/alterd forms a covered parking area with an older garage door fronting directly on to the street. When I previously visited the site I noted that the area has already been extensively rebuilt, and that there is limited historic fabric remaining. It is worth noting that the proposal will also affect a stretch of the existing, attractive flint wall which encloses the courtyard. This proposal would be visible from the lane to the front of the site.

Whilst altered, the wing is fairly simple in nature reflecting its subservience to the main element of the dwelling. The extension would alter the building line, and bring a section of it forward. This has the potential to create a more complex elevation, which if not treated correctly would affect the simple character of the building. I note that the intention is to replicate the existing elevational treatment, which would enable the new works to reflect the character of the host dwelling. Such a proposal is acceptable as it would ensure that the development reflects the character of the building and there would be a neutral impact upon the character of the local area.

Porch

The porch is simple in character and appears to be designed to reflect the appearance of the host dwelling. This is visible in the use of brick/flint and like for like windows. The use of a glazed elevation is somewhat problematic as it introduces an element which is not fully sympathetic with the house. However, it will allow for the attractive door to be seen.

Materials etc.

Traditional materials would be essential to reduce the impact of the proposal on the host dwelling, including the use of flint work and traditional garage doors. Flint work could not be used in pre-constructed concrete blocks; it would be required to reflect the quality of the existing, traditional work. Existing design details would have to be replicated to a high standard. You may wish to condition these items in order to secure a high quality development.

On balance, 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 sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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