

Recommendation Report for Planning Permission

REF NO: A/41/19/PL

LOCATION: Grey Barn
Rectory Lane
Angmering
BN16 4JU

PROPOSAL: Demolition of existing carport structure and construct a replacement garage. Construct porch over front door. This application may affect the character and appearance of Angmering Conservation Area. This application may affect the setting of a Listed Building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to demolish the existing carport structure, and construct a porch over the front door.
SITE AREA	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is bordered by high walling to its road-facing elevation.
SITE CHARACTERISTICS	The site is populated by a large, attractive, detached dwelling. It is two storey, and faces the road, with two single storey wings running at a right angle to the main bulk of the host dwelling. The main materials used are flint, brick and slate.
CHARACTER OF LOCALITY	The property is located in Angmering Conservation Area. Rectory Lane has a limited number of large, detached properties, in spacious plots.

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Parish Council - No objection to the garage, comment that the porch may have a detrimental impact on the Conservation Area. However, it notes the Conservation officers comments.

C.A.A.C - Objection

- The proposed porch would detract from the visual impact of the doorway.
- The garage doors should be of a simpler design.
- These alterations would detract from the character and appearance of the Conservation Area.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Listed Building Officer

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

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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 streetscene.

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/altered 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).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, the description was amended, and the application advertised.

POLICY CONTEXT

Designation applicable to site:
(NOT REQUIRED FOR CLE/CLP)

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
SDSP2	SD SP2 Built-up Area Boundary

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the application is not considered to have any significantly harmful impact upon the character of the host dwelling or its wider locality. Additionally, it is not considered to have any significantly harmful impact upon the residential amenities of neighbouring occupiers.

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

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies HD1, HD4, HD5 and HD6 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 sets out 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. Additionally, proposals should protect the setting of these buildings.

Policy HER DM2 of the Arun Local Plan relates to Locally Listed Buildings or Structures of Character. First, it sets out the criteria that should be met by the buildings in order to become locally listed. With relation to the alteration or extensions of buildings on the Local List, it states that the proposal should relate sensitively to the building, respecting its architectural, landscape or historic interest.

Policy HER DM3 ensures that development will only preserve or enhance the character of the Conservation Area of which they area within, or affect the setting of.

DESIGN AND VISUAL AMENITY

The proposed replacement carport is considered to be an acceptable structure within the greater context of the host dwelling. Whilst the proposed development is considered an increase in bulk, compared to the existing carport, this is not means alone to justify a refusal. The proposed garage is considered to

create a more complex elevation, compared to the existing carport, in that it introduces three pitched roof elements onto the elevation. However, as a result of the proposed materials, and the design of the replacement, it is not considered to result in a harmful impact on the host dwelling, as it appears subservient to, and well integrated with, the host dwelling. The proposed development is not considered to have any significantly harmful impact upon the street scene, in that visually, the Northern elevation of the proposal appears similar to that existing on site. It is not considered to result in a significant change to the spatial pattern of the locality, in that visually, the extended element of the garage, is Eastern, and therefore, does not fill an existing spatial gap. Therefore, the proposed development is considered to be in accordance with D DM1, D DM4(a) and (e), and the relevant policies in the Angmering Neighbourhood Development Plan.

The proposed front porch is considered to be an acceptable addition to the host dwelling. This is as a result of its modest scale, and being of a good design. The light construction of the proposal is considered to allow it to appear well integrated with the host dwelling, as the large area of glass on its Northern elevation allows for views of the existing doorway, respecting its architectural interest. Whilst the porch does change the appearance of the front elevation of the host dwelling, this is not considered to be a harmful one, and additionally, it is sited over 20m from the street scene, which reduces any significant impact upon the character of the area. Therefore, the proposed front porch is considered to be in accordance with D DM1, D DM4(b) and HER DM2 of the Arun Local Plan.

HERITAGE IMPACT ASSESSMENT

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that the decision as to whether or not to grant planning permission, for development which affects a listed building or its setting must have regard to the desirability of preserving the building or its setting. Section 72 of the same act applies special regard to the desirability of the preservation of the character and appearance of Conservation Areas. Paragraph 187 of the National Planning Policy Framework requires that the Local Planning Authority assess the significance of the heritage asset, and its impact upon the environment, in this instance the application site is within a Conservation Area, and near to a Grade II Listed Building. These are considered to be significant heritage assets. In this instance, it is considered that the proposed development does not cause harm to the conservation area in which it is sited, nor have any significantly harmful impact upon the setting of the Listed Building. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significantly harmful impact upon the residential amenities neighbouring dwellings. This is because of the siting of the main bulk of the proposed development, in that it is on the Eastern aspect of the Western single storey wing. This is approximately 10m from the adjacent neighbouring dwelling, as a result of this, and the aspect of the development, the proposal is not considered to give rise to any significantly harmful impact upon the residential amenities of neighbouring dwellings. The proposed development is not considered to give rise to any overlooking of neighbouring dwellings. This is because whilst the proposal introduces openings into the host dwelling, these are all at ground floor level, and therefore, do not provide any views that are different from those current available from the application site. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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

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.

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:

- Block Plan - GBG-P - B1 - Rev. C - Mar-2019
- Garage - Proposed Front/East Elevation - GBG-P - PE1 - Rev. A - Mar-2019
- Garage - Proposed End/North Elevations - GBG-P - PE2 - Rev. A - Mar-2019
- Garage - Proposed Return/South Elevation - GBG-P - PE3 - Rev. A - Mar-2019
- Proposed Porch - Typical Elevations & Section - GBG-P - PHE2 - Rev. A - Mar-2019
- Proposed Porch - Front Elevation of Existing House Showing the Proposed Porch - GBG-P - PHE1 - Rev. A - Mar-2019
- Garage - Proposed Roof Plan - GBG-P - PP2 - Rev. A - Mar-2019

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 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 4 **INFORMATIVE:**

Materials salvaged from the demolition of the existing carport should, if possible, be used in the erection of the proposed garage.

- 5 **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.