Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: A/51/24/HH

LOCATION: Garden House
High Street
Angmering
BN16 4AG

PROPOSAL: Refurbishment of existing single storey extension including roof, with window and door replacements, together with internal works.
(This application may affect the character and appearance of the Angmering Conservation Area and a Listed Building).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks the refurbishment of an existing single storey extension including roof, window and door replacements, together with internal works.

REPRESENTATIONS

Angmering Parish Council - No objection:
- No visual impact on the Conservation Area.
- Regrets the loss of an attractively designed extension to a listed building.
- Felt that the proposed design is excessive regarding the proposed doors and loss of windows.
- No objection to the internal alterations to this property.

OFFICER COMMENTS
Comments noted. Parish comments were registered as a "No objection" response although draws attention to concerns relating to windows and doors. Concerns noted and discussed.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Panel - No objection:
- No adverse impact on character or appearance of Conservation Area.

Conservation Officer:
- No harm to the significance of the heritage assets.

OFFICER COMMENTS
Noted.

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)
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
HERDM3	HER DM3 Conservation Areas

Angmering Neighbourhood Plan 2014 POLICY EH1 Development in the Conservation Area

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD2	Conservation Areas

CONCLUSIONS

AMENDMENTS

During the lifetime of the application the existing elevations were amended to accurately identify the existing materials on the west elevation and be coherent with those of the proposed elevations. The proposed west elevation was updated to include an annotation that specifically states no works proposed to the western wall for clarity as none have been applied for nor otherwise shown.

PRINCIPLE

The key Development Plan policies of relevance to this proposal are D DM1, D DM4, HER SP1, HER DM1 & HER DM3 of the Arun Local Plan (ALP), and policies EH1, HD4 & HD5 of the Angmering Neighbourhood Development Plan (ANP).As are sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) as these set out the legislative background for the heritage considerations of this proposal.

Key paragraphs 200, 201, 203 & 205 of the NPPF pertaining to the historic environment are of relevance, as is the Conservation Areas Supplementary Planning Guidance 2000 and Section M of the Arun Design Guide.

DESIGN AND VISUAL AMENITY

The proposals do not result in any change in scale or bulk of the existing structure and do not result in any significant visual alteration of the structure where visible from the wider street-scene. It includes the simplification of internal elevations including the replacement of existing windows and doors that face the rear amenity space with larger, metal fenestrations of a traditional design. These are acceptable.

The proposal is in accordance with policies D DM1 & D DM4 of the ALP, and policies HD4 & HD5 of the ANP. It is also compliant with the principles of Section M of the Arun Design Guide.

HERITAGE

The applicant has submitted an accurate Heritage Statement in accordance with paragraph 200 of the NPPF.

Paragraph 201 of the NPPF requires the Local Planning Authority to identify and assess the particular

significance of any heritage asset that may be affected by a proposal. The host dwelling 'Garden House' is a 19th Century Grade II Listed Building. It is of two storeys, fronts the High Street, and forms part of the established street-scene. It features an attractive traditional vernacular and architectural feature and is of architectural and historical significance.

The house is within the Angmering Conservation Area which covers the historic core of the village and consists of three different areas of townscape. Of Primary significance to this site is the area covering the approach from the High Street which is almost entirely residential featuring a wider road with a significant gentle curve which invites exploration of the fine buildings distributed along the road. This too is of historical and architectural significance.

Due to the siting of the proposal and existing structures, the proposal is predominantly not visible from the wider Conservation Area. The re-roofing is to be undertaken with reclaimed roof tiles to match the existing and will have little visible impact on the wider area. Overall, the proposal will have no significant impact on, nor harm to, the Conservation Areas significance.

The proposal includes a series of internal works and replaces existing windows and doors that face the rear amenity space with larger, traditional style metal fenestrations. The internal and external walls to be altered feature a mix of traditional and modern fabric and have evidence of having been altered over the years. Retention of import original layout indicators such as wall nibs also helps to evidence the historic layout of the structure ensuring it could be read or restored in the future. With respects tot he external elevations, the proposal would result in a simple design constructed from metal glazed windows/doors which have a more traditional appearance. The proposal, on balance, would not harm the significance of the Listed Building.

For the above reasons, the proposal is in accordance with policies HER SP1, HER DM1 & HER DM3 of the ALP, Policy EH1 of the ANP, and relevant paragraphs of the NPPF.

SUMMARY
The proposal is in accordance with the relevant Development Plan policies and paragraphs of the NPPF, and as such, it is recommended for approval subject to the following conditions and informatives.

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

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.

CIL DETAILS

This application is not CIL liable.

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:

- Site Location & Block Plan DE1182/ P2.
- Proposed Elevations DE1182/05 P4.
- Proposed Floor Plans DE1182/04 P3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies HER SP1, HER DM1, HER DM3, D DM1 & D DM4.

3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.