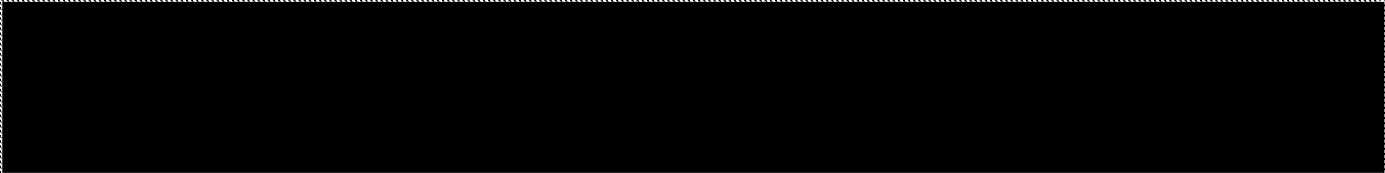
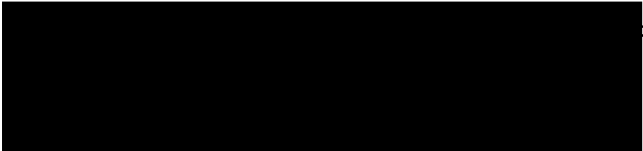


Consultation response



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A/54/20/HH

Ariston, Water Lane Angmering BN16 4EJ

Proposed conversion and extension to existing garage into ancillary accommodation, new driveway to front of property.

The site is located within the Angmering Conservation Area which forms the historic core of the village and consists of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure.

Ariston is located immediately adjacent to a grade II Listed Building (the Lamb Public House), and opposite another one (Eachways). The Lamb is an C18 Inn of two storeys and attic. It is faced with roughcast Modillion eaves cornice and a Mansarded slate roof. Eachways is an early C19, two storey detached property. Faced with square knapped flints with long and short brick quoins and windows surrounds. The roof is tiled. The sliding sash windows retain their glazing bars. It is of aesthetic significance.

There are also a number of other Listed and locally listed buildings which form an attractive group, in the historic core of the village.

The Proposal

The proposal consists of two elements: conversion and extension to existing garage into ancillary accommodation and a new driveway to the front of the property.

The proposed front driveway will be provided on an area of front garden space which is currently laid to grass. It would appear to be of a similar level to the neighbouring tarmac surface and will retain the low wall to the front and side boundary. A new retaining wall is required which should use materials similar to that already present.

The existing front wall is of a height which would mean that any vehicle would be clearly seen when parked. However, it is noted that there is already parking to the front of the site. As a consequence, the additional of one parking space will not cause further harm to the assets concerned.

The extension to the garage will provide for additional accommodation for the property and would be located so as to not be clearly visible from the public domain. It is also of a simple style so as to not cause harm to the heritage assets. The use of timber cladding is considered to be acceptable, subject to its treatment.

Conclusion

It is considered that the proposal will not harm 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 section the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

