

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

REF NO: A/60/26/HH

LOCATION: Russetts
High Street
Angmering
BN16 4AE

PROPOSAL: Demolition of existing garage/store and utility room and construction on the same footprint of a guest room and utility room. This application may affect the character and appearance of the Angmering Conservation Area and may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No Objection

Arun Conservation Area Advisory Panel - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Conservation Area.

Within Setting of Grade II Listed Building.

Within Built-Up Area Boundary.

Archaeological Notification Area.

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

HERDM3	HER DM3 Conservation Areas
HERDM1	HER DM1 Listed Buildings
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a two-storey dwelling within the Angmering Conservation Area, and its attached neighbour is a Grade II Listed Building. This application seeks planning permission for the demolition of the existing garage/store and utility room and the construction of a replacement within the same footprint, consisting of a guest room and utility room. The works would be partially visible from the street scene.

Following the demolition of the existing structure, a replacement extension with the same L-shaped footprint is proposed. To the front elevation, a window would replace the existing garage door. While the footprint would remain the same, the height of the flat roof structure would increase to 2.9m, compared with the existing height of 2.6m. The increase in height is minimal and is acceptable in terms of visual amenity.

Two rooflights are proposed within the flat roof. The rooflights would accord with Part M of the Arun Design Guide (ADG), as they would maintain the privacy of neighbouring properties and would be used discreetly.

To ensure that the use of the development remains ancillary to the host dwelling, a condition is attached to the approval so that it shall not be used as a separate unit of accommodation which could otherwise give rise to an over-intensive use of the site.

The proposal would not result in harm to visual amenity and is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, taking into account the positioning of neighbouring buildings and responding to existing elevations through the size and positioning of doors and windows.

The application site has neighbours to either side and to the rear. The footprint of the replacement extension would be the same as the existing structure, while the height of the flat roof would increase by 0.3m to 2.9m. Given the high-level boundary wall, the extension would not result in undue overshadowing or overbearing impacts.

Fenestration to the rear would replace the previous openings and would not introduce significantly different views from those previously achieved. The two rooflights within the flat roof would serve ground floor accommodation and would not result in any overlooking impact.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with ALP policies D DM1 and D DM4.

PARKING

While the proposal would include the conversion of the existing garage, it is noted that the garage is not of an adequate size to accommodate a vehicle in accordance with the Arun Parking Standards (3m by 6m). The parking space to the front would be retained as part of the proposed development. As the garage does not currently contribute to on-site parking provision serving the host dwelling, the proposal would not result in a loss of on-site parking provision and is acceptable in accordance with the Arun

Parking Standards.

HERITAGE

The site is located within the Angmering Conservation Area, and the attached neighbour to the east is a Grade II Listed Building. As a result, the proposal is considered under Arun Local Plan policies HER DM1, HER DM3 and HER SP1 and the National Planning Policy Framework (NPPF).

Policy HE5 of the NPPF (2026) states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting, and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The heritage statement submitted with the application does not adequately address this requirement.

Policy HE6 of the NPPF (2026) states that, when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of significance.

Policy HE9 of the NPPF (2026) states that development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features that make a positive contribution to the character or appearance of the conservation area, where possible, and consider the area's special architectural or historic interest, as identified as part of the designation of the conservation area, in the design of development.

Hardwood doors and windows are proposed, in keeping with the materiality of the Conservation Area. Walls would be finished with render to match the existing. Furthermore, the extension would be set back 7.5m from the boundary with the highway and would have limited visibility within the street scene. As such, the works would have a neutral impact on the character of the Conservation Area.

Given the scale, design and siting of the proposed works, the proposal would not result in harm to the character or setting of the Conservation Area. Therefore, the proposal would be in accordance with Arun Local Plan policies HER DM1, HER DM3 and HER SP1 and the NPPF (2026).

SUMMARY

The proposed development is in accordance with relevant development plan policies and, as such, 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

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:

- Location and Block Plan
- Proposed Floor Plan 12106.05A
- Proposed Elevations 12106.08A
- Proposed Roof Plan 12106.06A

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

- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Russetts as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **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 NPPF.