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Sent: 01 July 2019 11:34
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Subject: A/63/19/PL

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The application relates to external alterations comprising replacement shopfront, replacement main roof covering and raising the height of the rear roof. The property is located within the Angmering Conservation Area and is located in close proximity to a number of listed Buildings including, but not limited to, Blaber Cottage, 1-5 Church Road, Little Avenings, Angmering Library, the Vestry, St Margarets Church, and the War Memorial.

The Conservation Area consists of the historic core of the village and contains three different areas of townscape, two of which are related to this application. These are The Square, and the approach from Arundel Road. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, as well as the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure. Arundel Road leads from the A27 and buildings of flint and brick, most notably the old school now the library, frame a narrow entrance to The Square.

The closest properties to the application site are Blaber Cottage and 1-5 Church Road which form an attractive group of properties, and have similar characteristics being constructed from flint with clay tiled roofs and two storeys in height.

Blaber Cottage is an C17 or earlier timber-framed cottage, which has been refaced with cobbles and brick and dated 1649. Whilst the other properties are small scale cottages which front directly onto the lane in front of them, and are important in that they form part of the oldest part of the village.

The site is occupied by a single storey detached building with a tiled gable roof. The exterior walls are clad with painted planking. There are two existing extensions to the side and rear of the building. The front, side and rear boundary treatment are formed of a very attractive flint wall which plays an important role on the street-scene.

The proposal involves recovering the pitched roof with natural slate which will have a positive impact upon the character of the area, as it will ensure that a traditional material remains within the conservation area.

The replacement shop front, on the other hand will introduce a modern material into the conservation area. Such a material is considered to be inappropriate for a historic location such as this. The design, detailing and visual effect of shiny modern UPVC windows make them appear different to traditional windows, and therefore out of keeping with more traditional materials.

I should also point out that UPVC windows are also unsustainable; it is tricky to repair them, with often the only viable option being to replace them in their entirety. In addition, they require continuous cleaning to prevent discolouration from dirt and ultra violet light, and regular maintenance.

Raising the height of the roof could mean that the structure becomes more visible on the street-scene. However, it might be that the impact can be mitigated through the use of appropriate materials.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

For your information, the Planning Practice Guidance states that public benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation