

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	A/75/17/PL
Address	Avenals Farm Water Lane Angmering BN16 4EP
Description	4 No. dwellings. This application affects the setting of a Listed Building & is a Departure from the Development Plan.
Case Officer	Mr D Easton
Date	22 November 2017

I visited the site today.

The scheme is for 4no dwellings, which affect the setting of a Listed Building. The plans have been amended to address the previous Conservation and Planning Officers comments relating to scale and massing, and proximity to the Listed heritage asset of Avenals Farm.

Avenals Farm would originally have been set in its agricultural landscape, with a range of outbuildings, pond, pastures and orchard typical of this type of architectural form of a farmstead. Although the orchards are no longer evident, the site occupies a prominent hill-top setting, with the barns separated from the house and let as business premises. Avenals Farm has been separated to sit in a closer landscape, more domesticated than it would have been originally.

The submitted amended designs for 4no dwellings is much reduced in height from 11,000mm to 8,000mm ridge height. The overall massing of the proposal has been reduced by virtue of removal of the 5th property. The revised scheme now reads as two pairs of semi-detached houses.

While there is no objection to the material palette of the proposed scheme, the houses are somewhat incongruous with the rural setting, being more village-urban in feel, being more suited to a 'edge of village setting' in aesthetic, massing and in the relationship the pairs of dwellings have with one another. That said, it is noted that an application for 175no. residential dwellings under which if Planning Permission were granted, would affect the generally rural nature of the setting of the Listed Asset and make the proposed scheme seem less at odds with prevailing conditions.

It is entirely possible that scheme [A/99/17/OUT](#) be refused Planning Permission, or that there be delay in construction, and therefore the retention of a generally agricultural setting of these cottages be maintained by minimal hard landscaping/hardstanding, and by the use of visually permeable boundary treatments such as post and rail, five bar gates were required so a connection with the wider landscape is retained both into and out of the existing heritage asset.

It is therefore recommended that the scheme be recommended for approval on heritage grounds, subject to condition of material finishes to the properties, their boundary treatments and hard-landscaping.

Clare Dales
Principal Conservation Officer
Arun District Council