

Recommendation Report for Planning Permission

REF NO:	A/75/26/PL
LOCATION:	St Margarets Church Arundel Road Angmering BN16 4JS
PROPOSAL:	Alterations of the existing free-standing lychgate on the eastern main entrance to churchyard plus protection measures against damage by vehicles. This application may affect the setting of a listed building, may affect the character and appearance of the Angmering Conservation Area and is in CIL Zone 2 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	The Church dates from the 13th century and comprises a chancel, nave with aisles, south porch and west tower, the latter dating from 1507. The church was restored by Samuel Sanders Teulon in 1852-53. He also designed the lychgate, together with the adjacent Vestry Cottage and Parish Room, as well as the school and Schoolmaster's House opposite, which is now used as a public library. The church is approached through the lychgate from a small car park adjacent to the Vestry Cottage and is principally experienced from the east. The lychgate is a traditional oak structure comprising three frames supporting a pitched plain-tiled roof. The posts are supported on oak sole plates set on a damp-proof course above 220mm brick plinth walls, which on the west side project only one course above ground level. Both the church and lychgate derive their significance from their architectural, historic, archaeological and communal interest. The Vestry Cottage is a two-storey mid-C19 cottage designed by the notable architect S.S. Teulon. The building has knapped flint, complemented by red brick dressings and quoins with grey headers. It has a half-hipped tiled roof, two decorative chimneys and traditional casement windows. A distinctive corbelled bay window is located on the first floor, adding architectural interest to the otherwise modest facade. It is attached to the Vestry Hall, which is also a listed building. It derives its significance from its architectural and historical interest.
CHARACTER OF LOCALITY	The property is located within the Angmering Conservation

Area, which encompasses the historic core of the village. Originally a rural settlement surrounded by open fields, Angmering has retained much of its historic character despite later development. The conservation area's special interest derives from its concentration of historic buildings - many dating from the 16th to 19th centuries, its largely intact street pattern, and the consistent use of traditional materials such as flint, brick, and clay tile. These elements contribute to both its architectural and historic significance and its visual cohesion.

The village's historic layout remains clearly legible, with High Street and Arundel Road converging at the village square, close to the parish church and village green. This area reflects Angmering's gradual development and distinctive character.

RELEVANT SITE HISTORY

A/39/26/L	Listed building consent for the installation of a single commemorative blue plaque on the external Vestry wall.	ApproveConditionally 29-04-26
A/147/17/PL	Creation of brick built electric meter cabinet, insertion of 1 No. wall mounted gas metre into eastern elevation & new air intake duct in eastern slope of roof. This application may affect the setting of a listed building & affects the character & appearance of the Angmering Conservation Area.	ApproveConditionally 18-10-17
A/67/16/PL	Refurbishment including 3 No. dome surveillance cameras, 4 No. external doors, 9 No. replacement windows, bin store, gas & electric meter enclosure, removal of 1 No. roof light, 2 No. new sun pipes & replacement of 5 No. existing roof lights. This application has the potential to affect the character & appearance of the Angmering Conservation Area. This application also affects the setting of a Listed Building.	ApproveConditionally 05-08-16
A/68/16/A	1 No. non illuminated notice board	ApproveConditionally 10-06-16

Relevant planning history noted.

REPRESENTATIONS

Angmering Parish Council - No objection.

Arun Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The lychgate is in need of repair and it is evident that its location on sloping ground does not assist with its long-term upkeep. The proposed repairs and alterations are considered to be acceptable and would preserve its significance, subject to the use of appropriate materials.

The proposed bollard would help to prevent accidental damage from vehicles and is therefore considered acceptable in this location.

Overall, the proposal would have a neutral impact upon surrounding heritage assets and the character and appearance of the conservation area.

The application is considered to not cause harm to the significance of the heritage assets.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Conservation Area.

Grade II* Listed Building.

Tree Preservation Order.

Within Built-Up Area Boundary.

Archaeological Notification Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the proposal does not result in harm the significance of designated heritage assets.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

This application seeks planning permission for alterations to the existing free-standing lychgate at the eastern main entrance to the churchyard, and for the installation of a new bollard to prevent damage from vehicles.

The Conservation Officer notes that the proposed repairs and alterations are necessary and acceptable, and that the bollard would help to prevent accidental damage and is acceptable.

The proposals preserve the character and visual amenity of the street scene and the surrounding area, in accordance with Arun Local Plan (ALP) policy D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

By virtue of the nature of the development, the proposal would not have any impact by way of overbearing, overshadowing or overlooking on neighbouring occupiers.

The proposal is in accordance with Arun Local Plan policy D DM1 in regard to neighbouring residential amenity.

HERITAGE

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 208 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Paragraph 212 states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and, if so, whether this is 'less than substantial harm' or 'substantial harm'. The applicant has provided a Heritage Statement containing information in accordance with paragraph 207.

The Conservation Officer has assessed the proposal and considers that the development would have a neutral impact on the setting of the listed building or conservation area. Consequently, there would be no harm to the overall significance of the heritage asset. The proposal is therefore in accordance with Arun Local Plan policies HER DM1 and HER DM3 and the NPPF.

SUMMARY

The proposal is in accordance with relevant Arun Local Plan policies and is therefore 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 Plan 9135-A-L-(00)-300 Rev 1st
- Proposed Site Plan 9135-A-L-(00)-020 Rev A
- Proposed Plan 9135-A-L-(00)-50 Rev B
- Proposed South Elevation 9135-A-L-(00)-120 Rev A
- Proposed North Elevation 9135-A-L-(00)-121 Rev 1st
- Proposed West Elevation 9135-A-L-(00)-122 Rev A
- Proposed East Elevation 9135-A-L-(00)-123 Rev A
- Proposed Section 9135-A-L-(00)-124 Rev A

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

- 3 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 de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

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

- 4 **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.