

PLANNING APPLICATION REPORT

REF NO: **A/76/11/**

LOCATION: New Place Farm
 200 Arundel Road
 Angmering

PROPOSAL: Provision of a ground floor conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to attach an aluminium framed conservatory to the side elevation of the existing dwelling and cut a doorway through the side wall of the property. The conservatory would measure 3.5m x 4.8m in area with a ridge height of 3.3m.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open and hedging to side.
SITE CHARACTERISTICS	End portion of a two storey property which is divided into three dwellings. Horsham slab to lower section of tile roof. Brick elevations. Existing windows with stone surround on side elevation at ground floor which is the only opening in the elevation.
CHARACTER OF LOCALITY	Predominantly rural. Property is sited adjacent to a complex of farm buildings.

RELEVANT SITE HISTORY

A/71/11/L	Application for listed building consent for provision of a ground floor conservatory	Refused 30-06-2011
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None

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade 2*

Outside Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

[SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan:

[GEN7](#)

The Form of New Development

PLANNING POLICY GUIDANCE

PPS5

Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed conservatory would be attached to the side elevation of the dwelling where it would be readily visible from the site frontage. It would be constructed of aluminium and would require the cutting through of a doorway in the side elevation of the existing grade 2* Listed Building. The original Listed property has been divided into three dwellings. The conservatory would unbalance the existing terrace and appear as a discordant feature detracting from the appearance of the Listed Building and its character. The proposal would alter a mainly plain undisturbed elevation by punching an opening through at ground floor level.

The application is therefore recommended for refusal for the reason set out below.

RECOMMENDATION

REFUSE

- 1 The proposal by reason of its position, materials and the requirement for the provision of a doorway in the existing property involves damage to the character and appearance of a Grade 2* Listed Building in conflict with policies BE6 of the South East Plan and PPS5.