

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition

REF NO: A/77/15/L

LOCATION: Angmering Manor
High Street
Angmering

PROPOSAL: Application for listed building consent for the erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal relates to a single storey extension measuring 17m long by 7m width at its widest point. It has a ridge height of 5m and would be located adjacent to the existing swimming pool building in the rear garden of Angmering Manor. The guest bedrooms would be accessed from the rear and would face onto the existing hotel garden. The extension includes a boiler/laundry room between the swimming pool and closest bedroom. Each bedroom has en-suite facilities. It is proposed that the elevations would be clad in horizontal boarding to match the restaurant and that the roof would be tiled. Additional car parking to the site frontage is included as part of the proposal. Some trees would be removed and the number of spaces would be increased from 25 to 27 with an additional 3 valet parking spaces in front.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

There are a number of mature, established trees on the site boundaries and to the front of the main building. Tree to rear is the subject of a Tree Preservation Order. Several of significance affected by the proposed development.

BOUNDARY TREATMENT

There is an approximately 1.8 metre high flint wall with brick piers on the front boundary. Screening of a similar height continues around the rest of the site and is made of a mixture of stone, flint and timber. There are additional

trees and shrubs along all boundaries with large trees to the front and rear.

SITE CHARACTERISTICS

The site is occupied by a historic Grade II Listed two-storey building which has had a number of additions made to it over time. The main roof is clay tiled and hipped and has a number of dormers. The north wing, which faces towards Angmering High Street has painted smooth render elevation walls.

CHARACTER OF LOCALITY

The site is located on the High Street although the main retail and commercial area is to the west. The site is surrounded by residential dwellings which are a mixture of sizes and designs and is predominantly two-storey. There are a number of illuminated signboards in the commercial area of the High Street to the west although there are none immediately surrounding the site. However, the site is located on a section of the road which has street lighting

RELEVANT SITE HISTORY

A/115/98/L	Application for Listed Building consent for construction of garage and detached enclosed swimming pool with hand made plain clay tiled roof	ApproveConditionally 03-03-1999
A/104/99/L	Application for Listed Building Consent for rebuilding of brick pier by entrance after damage by lorry and provision of covered way to swimming pool enclosure.	Approve 11-01-2000
A/31/13/L	Application for Listed Building Consent for addition of 5 No additional bedrooms and kitchen extension.	Refused 15-04-2013
A/100/13/L	Application for Listed Building Consent for the construction of building comprising of 5 No additional hotel bedrooms (resubmission following A/31/13/L)	Refused 24-10-2013
A/3/14/L	Application for Listed Building Consent for the construction of building comprising of 5 no additional hotel bedrooms (resubmission following A/100/13/L).	ApproveConditionally 24-03-2014

REPRESENTATIONS

Representations received:

Angmering Parish Council

No Objection - The extension is in keeping with the existing structure.

1 letter of objection - Under the current licence no one can enter the garden after 9.00pm. If the extension is built access will be through the garden at all hours. Noise levels would concern adjoining properties. Growth of the hotel is not in keeping with the Conservation Area. The application states there are 12 bedrooms at present, the web site states 17 and an earlier application stated 19. The parking is a dream and would never work. It is a major concern. The car park can barely accommodate 20 cars and the proposed alterations will make no difference. Functions reduce the road to single file around the hotel which is dangerous and inconvenient for residents. The removal of so much greenery will have a huge impact on the appearance of the conservation area

Comments on Representations received:

The comments made do not specifically relate to listed building consent considerations. They are planning application matters.

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Historic Building Adviser - Awaited

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Within Conservation Area

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM1 Listed Buildings

HER DM3 Conservation Areas

HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy

Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no specific policies in Angmering Neighbourhood plan relating to Listed Buildings.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

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 or the setting of the Grade II Listed Building or the character of the Conservation 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

PLANNING HISTORY

The application follows 2 refused applications for an extension of the property to create 5 additional bedrooms A/31/13/L (for rooms at first floor above the swimming pool) and A/100/13 (for a single storey block of rooms on the rear boundary). The previous application for Listed Building Consent (A/3/14/L) was approved following amendments requested by the Historic Building Adviser and this application incorporates those amendments.

IMPACT ON LISTED BUILDING

The current use of the building is a hotel and restaurant. The building has been extended in the past and has a relatively small garden area. The proposed building would be joined to a previous extension which accommodates a swimming pool along the side boundary of the garden and would still retain a useable garden area and an appropriate setting for the listed building.

The single storey nature and amended design of the building are now acceptable. The roof has been fully hipped, eaves increased in depth and arched windows removed from the scheme in accordance with the comments of the Historic Building Adviser. The roof shape is sympathetic and the simple fenestration details of the building would respect the appearance and character of the existing building.

The height of the extension will be similar to the existing swimming pool structure and the use of horizontal timber cladding would match the elevational treatment of the existing restaurant. This material would therefore be entirely appropriate and would help to assimilate the extension into the existing building. The Historic Building Adviser has no objection to the use of cladding and precise details are covered by condition.

CONCLUSION

It is therefore recommended that the application is approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with the NPPF.

- 3 No development shall take place unless and until precise details of the clock tower have been submitted to and approved by the Local Planning Authority and the clock tower

shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with the NPPF

- 4 No development shall take place unless and until precise details of the doors including sections have been submitted to and approved by the Local Planning Authority and the doors shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with the NPPF.