

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

REF NO: A/88/17/L

LOCATION: The Old Cottage
Station Road
Angmering

PROPOSAL: Application for listed building consent for a single storey rear extension under pitched roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks listed building consent for the construction of a single storey extension.

SITE AREA

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Mature hedging to northern boundary, approximately 2.5 metres in height. Timber fencing to the rear, supplemented by mature trees.

SITE CHARACTERISTICS

Grade II Listed Building, flint elevations and red brick quoins, red tiled gable roof with two chimneys. Single pitch addition to south side. Detached garage to rear of property. Driveway to south side of dwelling. Outbuilding to the rear.

CHARACTER OF LOCALITY

Site located along Station Road, mix of types and styles of dwellings. Adjoining Grade II Listed Building with thatched roof. Line of mature trees along west side of highway, with properties beyond with a private access road. Residential estate to the west of the site.

RELEVANT SITE HISTORY

There have been previous application for householder developments and listed building consent but none are directly relevant to the current proposal.

REPRESENTATIONS

Representations received:

Angmering Parish Council

Considered at the Housing, Transport & Planning Committee meeting on 27/06/2017.

1 No. letter of objection received:

- 1] The pitched roof is out of character with the Old Cottage and Old Mill House.
- 2] The proposal is intrusive and will completely change the appearance of the back of the cottage as well as block open views from the upstairs of the adjoining property.
- 3] The height of the proposed roof will overshadow and significantly reduce light into the living room of adjoining property.

Comments on Representations received:

Comments from the Parish are noted.

In response to the 1 no. letter of objection:

- 1-2] This application seeks listed building consent and as such will be considered as to "the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 3] The impact of the proposed development upon the residential amenity of neighbours will be considered in the householder application submitted under reference A/87/17/HH.

CONSULTATIONS

Listed Building Officer

Consultations responses received:

Historic Buildings Advisor

Original comments dated 27.07.2017-

The proposed scale and form of the addition is acceptable in principle, however the treatment of the south elevation requires amendment. Of particular concern is the overly complex and fussy appearance of the elevation caused by the use of numerous flint panels and rooflights.

Given the scale of the building we would recommend that the flint is removed and brickwork employed using a Flemish or English bond. The rooflights should also be either omitted or reduced in scale. They are overly large for such a small building.

Once these amendments are made we should be in a better position to support the scheme.

Comments dated 22.08.2017:

Given the improvements to the south elevation we are now in a position to support this design.

We will require a condition for the brickwork and to this end you might want to consider Flemish or English bond which will add some interest without being too complicated.

Comments on Consultation responses:

Comments noted and required condition included in recommendation

POLICY CONTEXT

Designation applicable to site:

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

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

HER DM1 Listed Buildings
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

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.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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).

The Angmering Neighbourhood Plan has been made but there are considered to be no relevant policies to the determination of this application.

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."

CONCLUSIONS

The proposal has been considered by the Council's Historic Buildings Advisor who has raised no objection to the proposed development as specified on drawing no. 15264/02R8. Therefore, it is considered that the proposed extension will not give rise to unacceptable harm to the character of the listed building.

Therefore, it is recommended that listed building consent is granted for the proposed development subject to the below 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 The development hereby approved shall be carried out in accordance with the following approved plans;

- Location & Block Plans - 15264/01aR4
- Proposed Roof Plans - 15264/02a
- Proposed Floor Plans, Side Elevation & Roof Plan - 15264/02R8

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out until a schedule of materials has been submitted to, and where so required by the Local Planning Authority sample panels of the external finishes (including the proposed texture, style, coursing and mortar ratio) have been constructed on the site, and approved by the Local Planning Authority and the materials and sample panels so approved shall be adhered to as the construction specification for the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework. It is considered that this condition must be

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pre-commencement to ensure that the proposed materials do not adversely impact upon the character of the listed building.