

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: A/98/18/HH

LOCATION: Avenals Farm
Water Lane
Angmering
BN16 4EP

PROPOSAL: Demolition of existing garden room & outbuildings & erection of oak framed orangery & pool building extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to demolish an existing sun room and outbuilding. It also proposes the construction of an oak framed extension, to be used as an orangery and pool building.

RELEVANT SITE HISTORY

A/99/18/L Listed building consent for the demoltion of existing garden room & outbuildings & erection of oak framed orangery & pool building extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

The proposal involves the loss of an existing sun room and outbuilding of no merit. The structures appear to be fairly modern in construction, and their loss is acceptable in this instance.

The proposal is for a replacement structure which covers a similar footprint to that to be removed. I note that the window for the existing utility will be affected by the new swimming pool structure, and care

should be taken to ensure that all of the existing materials are re-used as part of the works. It is considered that the swimming pool structure is, on balance, acceptable as it reflects the structure to be removed. The ultimate success of it will be dependent upon the use of the materials and the quality of the work.

The proposed orangery is substantial, but is of a similar style to that to be removed. As a consequence, the impact upon the listed building is limited, and can be supported.

If minded to approve the applications, you may wish to condition the materials to be used.

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Within built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy HD6 of the Angmering Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan. These aims are reflected in HD1 of the Angmering Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM1 of the Arun Local Plan sets out the requirements for applications of which applications

affecting Listed Buildings must meet.

Policy HD6 of the Angmering Neighbourhood Development Plan sets out criteria for Housing Layout and Design for proposals. It states that proposals should demonstrate high quality design, reflect local distinctiveness and seek to incorporate local design features.

DESIGN AND VISUAL AMENITY

As a result of the siting of the proposed development and the significant size of the plot (Approximately 6,350m²), the proposed development is not visible from the public realm, and is therefore not deemed to have an unacceptably adverse impact on the established character of the locality. The proposal is considered to be subservient to the host dwelling as a result of its scale.

The proposed development replaces an existing garden room and small outbuilding, the proposal replaces this cluster of varied development and replaces it with one extension. As a result of the proposal being one continuous unit, it is considered to be sympathetic in appearance to the host dwelling, and greater resonate with it as a whole. Especially as the proposed orangery is of a similar style to the existing sunroom. As reflected in the comments from the Conservation Officer, the impact of the works on the Listed Building will be dependant on the quality of the work and the use of materials. As such, it will be conditioned that a schedule, and samples of materials to be used are submitted to the Local Planning Authority for consideration. The proposed development is considered to have a limited impact on the Listed Building or its setting, this is partially for the reasons mentioned above, but also because the structure to be replaced is relatively modern. Resultantly, it holds very little design merit.

The proposed development is deemed to be in accordance with D DM1, D DM4 and HER DM1 of the Arun Local Plan. Additionally, Policy HD6 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The building is set a significant distance from boundaries shared with Avenal's Farm to the North, which is the only neighbouring residential property. This boundary is well screened, by a mixture of fencing and foliage, allowing for no change in available views from the proposal into adjacent dwellings. Resultant both of this siting, and the modest scale of the development the building does not cause undue levels of overshadowing towards neighbouring properties, nor appear overbearing.

It is therefore considered that the proposed development is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 - 37931/01 - June 2018
- Proposed Block Plan - 37931/03 - June 2018
- Proposed Floor Plan & Elevation - 37931/06 - June 2018
- Proposed North Elevation - 37931/07 - June 2018

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

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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 National Planning Policy Framework.