

From: Damian Sullivan
Sent: 03 September 2014 14:22
To: Planning.Responses
Subject: A/99/14/HH

Hi,

Conservation Officer consultation comment please for A/99/14/HH. No paper copy required.

Many thanks,
Damian.

From: Martyn White
Sent: 03 September 2014 10:44
To: Damian Sullivan
Subject:

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	A/99/14/HH
Address	Woodford Villas 2 High Street Angmering BN16 4AE
Description	Removal and reconstruction of part of the front boundary wall (resubmission following A/46/14/HH). This application affects the character and appearance of the Angmering Conservation Area.
Case Officer	Mr. D Sullivan

The proposal involves the removal of an existing stretch of in-fill wall and its replacement with some more.

This proposal affects a pedestrian opening which provided access to a number of residential properties. The existing walling either side of the proposed new replacement section is constructed from two different materials; brick to the left hand side and brick/flint to the right. The walling plays a prominent part of the street-scene.

The existing section of walling to be removed fails to link in to the existing walling and appears almost as if an afterthought. This is evidenced by the distinctive joints between the existing and new sections of walling, and its removal is supported.

The current proposal aims to deal with this concern by linking the new section of walling into the existing brick wall structure. This will require a skilled craftsman to ensure that the works respect the wall, and not harm it.

It is not clear if any research has been undertaken as to wall and its associations with the properties and the local area. For instance, was it a historic access point, or added much later to provide easy access for the residents. Further clarification should be sought so that a full assessment of the impact of the works can be undertaken (this is not part of the submitted application).

The loss of the access point will be problematic if it can be proven to have associations with the residential development behind it.

Further, the access point provided a link, through the provision of lines of sight, to the properties behind, as well as what I believe were attractive steps.

In light of this, it is considered unfortunate for the opening to be permanently in-filled. An alternative, more acceptable approach could be to close the opening with a gate or similar means of enclosure to enable the views through to the space beyond to remain.

Relevant policies:

Arun District Local Plan 2003:

Area 2: Conservation Areas

GEN 22: Buildings or Structures of Character

Emerging Local Plan 2014:

HER SP1: The historic environment

(HER DM2): Locally Listed Buildings or Structures of Character

HER DM3: Conservation Areas

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note

Areas of Special Character Supplementary Planning Document

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