PLANNING APPLICATION REPORT

REF NO: **AB/100/10/**

LOCATION: 70 Tarrant Street
Arundel

PROPOSAL: Disabled wet room to rear of building, dropped kerb at front of house to form disabled access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension would measure approximately 3m in depth x 2.6m in width x 2.2 in height. Internally an existing partition wall is to be removed and WC is to be removed with the formation of an opening into the proposed extension. The proposal also seeks permission for ramped access to the front elevation of the dwelling, to be approximately 1.6m in width.
SITE AREA	Approximately 59 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Rear garden slopes up from the rear of dwelling.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear enclosed by adjoining building and brick walls of a minimum of approximately 2m high.
SITE CHARACTERISTICS	Grade II Listed Building. 3 storey terrace residential dwelling, painted brick front elevation, flint to north side elevation, hipped red tiled roof. Flat roof 2 storey and single storey section to rear elevation.
CHARACTER OF LOCALITY	Sited within Arundel Conservation Area, predominantly residential within the locality characterised by 2 and 3 storey terrace dwellings of varying designs and scale.

RELEVANT SITE HISTORY

AB/51/10/L	Application for Listed Building Consent for single storey rear extension and ramp to front entrance	Approve Cond 20-07-2010

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com
WSCC Local Development Divis.

Consultations responses received:

Conservation Area Advisory Committee:
No comment.

County Highways:
No concerns would be raised with this proposal from a highway point of view, the applicant is advised however to obtain the permission of the local area engineer to carry out the site works onto the public highway.

Archaeology:
The application site is located immediately to the west of buried remains of a Roman Building that extend below and to north and south of Tarrant Street. It is possible that remains may extend or have once extended into the application site.

The proposed extension is small and occupies a previously levelled area, where it is considered possible from previous observations that only slight remains of the buried building may now survive.

Taking into account both the limited size of the extension, the ground conditions and the local importance of the Roman building conditions are recommended.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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 and with specific regard to impact upon the Listed Building.

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.

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

The proposal seeks permission for a single storey rear extension. It is noted that the addition being to the rear of the dwelling together with the adjoining properties enclosing the rear garden of the site would ensure that the extension is not be viewed within the street scene. It is also noted that there is an existing 1 and 2 storey flat roof addition to the rear elevation of the dwelling.

The proposed extension is not considered to impact upon the historic character of the building given the existing single storey and 2 storey flat roof additions to the rear elevation. Nor will it impact upon the private amenity of the neighbouring properties given the boundary being formed by a neighbouring 2 storey property.

The proposed ramped access to the front of the dwelling appears to be acceptable and would not impact upon the appearance of the Listed Building given its height, width and siting on an existing public highway.

Further, County Highways have no objection to the proposal, however County Archaeology have recommended conditions given the sites proximity of buried remains of a Roman building. Given the scale of the extension they have made no objection, although they require access to site to assess any works taking place and to be notified of any works taking place.

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

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 This permission relates to the following approved plans:

Drawing No. 01 and 02.

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

3 The Applicant shall give 14 days notice of start of development to the The Local Planning Authority (Arun District Council) and West Sussex County Council (nominated Archaeologist).

Reason: The site is of archaeological significance in accordance with Arun District Local Plan policy GEN7 and PPS16 Archaeology and Planning.

4 Access to the site at all reasonable times to be allowed to West Sussex County Council's Archaeologist.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan policy GEN7 and PPS16 Archaeology and Planning.

5 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

6 INFORMATIVE
The applicant is advised to contact the Area Engineer, West Sussex County Council,

Drayton Lane, Drayton, Chichester, PO20 6BW, (Tel no: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.