

18th November 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of Use from Shop (A1 Shops) to Dwelling (C3 Dwellinghouses) - This application may affect the character and appearance of Arundel Conservation Area.

107A Tarrant Street Arundel

Thank you for your internet representation made on 15th November 2019 which has been recorded as '**no objection**' with the comments as follows:

This 3 storey building, probably dating to the very early 20th Century, is included in the Council's Local List and by reason of its design, form, and materials makes a positive contribution to the character and appearance of the conservation area. The existing shopfront is also an attractive feature in the streetscene.

The building lies well beyond the primary and secondary retail frontages of the Arundel shopping area as defined in the Arun DC Local Plan 2018.

In theory, a retail use could add interest and some vitality in this location and its loss would perhaps be regrettable. However, if evidence is submitted, and the Council is satisfied that Class Uses A1,2,3,4, or 5 would not be viable, then clearly residential use is preferable to a vacant premises.

It is suggested that consideration ought to be given at an early stage as to whether or not the requirements of the Building Regulations will require alterations to the existing shopfront if residential use is permitted. If it is the case that alterations are necessary then it is recommended that a condition be attached to any planning permission requiring the submission of precise details of any alterations proposed.

Given the local listing, location in a conservation area, and the presence of nearby Listed Buildings a condition should also be attached removing Permitted Development rights for external alterations including changes to fenestration.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves

the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning