

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

REF NO: AB/10/22/HH

LOCATION: 75 Maltravers Street
Arundel
BN18 9BQ

PROPOSAL: Single storey side extensions.
(This application may affect the setting of a Listed Building. This application affects the character and appearance of the Arundel Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct single storey side extensions.

RELEVANT SITE HISTORY

AB/129/19/HH	Single storey side extensions and entrance porch. (This application may affect the setting of a Listed Building. This application affects the character and appearance of the Arundel Conservation Area).	ApproveConditionally 03-02-20
AB/77/16/HH	Single storey side extension to West & new roof & garden room extension to East. This application affects the character & appearance of the Arundel Conservation Area & the setting of Listed Buildings (resubmission following AB/18/16/HH).	ApproveConditionally 01-09-16
AB/18/16/HH	Single storey side extensions & new roof. This application affects the character & appearance of the Arundel Conservation Area & the setting of Listed Buildings.	Withdrawn 31-03-16
AB/105/01/	Erection of summer house replacing existing garden sheds, adjacent to 69 Maltravers Street	ApproveConditionally 07-09-01

REPRESENTATIONS

Arundel Town Council - Objection:

- The Committee objected to the Application based on the use of the material choices of PVC double glazed windows, not achieving a visual quality in accordance with policies HER DM3 and D DM1 of the Arun Local Plan.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

Arun District Conservation Area Advisory Panel (C.A.A.P) - No Objection:

- The building is a converted outbuilding. It is unlikely to be visible from public areas in the conservation area but is more visible from private ones.

- Given the nature of existing extensions, it is unlikely that the new extensions will have any more significant impact on the conservation area. The Council should ensure that the materials and finishes to the extensions are appropriate for the conservation area.

POLICY CONTEXT

Built Up Area Boundary
Arundel Conservation Area
Archaeological Notification Area
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 2
Arun Valley IRZ

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4, HER SP1 and HER DM3 of the Arun Local Plan. Part M and general criteria outlined in the Arun Design Guide are also considered.

Arundel has a 'made' Neighbourhood Development Plan, of which policy AR1 is relevant. The proposal complies with this policy being located within the built up area boundary.

BACKGROUND

Planning permission for extensions to the east and west of the property (AB/77/16/HH) was approved in 2016. This lapsed in 2019, and a revised design was re-approved in early 2020 (AB/129/19/HH). The permission for this previous application is still able to be implemented, as the approval will not lapse until 2023.

DESIGN AND VISUAL AMENITY

The property is a two storey detached dwelling within the Arundel Conservation Area. Due to the property being situated off the road and to the rear of neighbouring properties fronting Maltravers Street, the proposal will not be visible from the street scene.

The proposal will feature the addition of single storey extensions to the west and east of the property. The extensions to the east will improve on an existing development, primarily retaining the same footprint but extending slightly further east to provide a larger dining room. This proposal will follow a similar design to the existing, exhibiting a pitched roof which leads to a flat roof. This is in keeping with the existing extension, and improves upon its design. It will not be unduly harmful to the visual appearance or character of the property and is acceptable for its context. The extension to the west will extend to the side with a depth of approximately 3.73m, and protrude slightly north with a width of 5.9m. It will have a pitched roof, similar to the east extension. These works are considered to have no adverse impact on the visual amenity of the host dwelling, nor the locality. Given their location off the street, they will not be visible from the street scene and will have no significant impact on the appearance or composition of the area.

The proposal appears relatively subservient to the design of the host and is well integrated. The materials will match where possible, utilising grey slate on the roof and brickwork, but the proposed timber cladding will differ significantly to the flint stone and brick quoins of the original building. However, this cladding is considered to be more appropriate and an improvement on the existing weatherboarding, and as such is acceptable. It will not be unduly obtrusive in its context, and will have minimal harm on visual amenity.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. The proposal maintains the established building lines, and is respectful to the design and character of its context. A sufficient amount of garden is preserved where possible, and is considered to be in accord with Part M.

The development is not considered to have an adverse impact on visual amenity, or to the character of the conservation area, and is in accord with D DM1, D DM4, HER SP1 and HER DM3 of the Arun Local Plan, AR1 of the Neighbourhood Plan, and generally with Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extensions are all single storey, comprising of a mix of pitched and flat roofs. The pitched roofs to the west will have a maximum height of approximately 3.3m, and 2.34m at the eaves. The eastern extension will have a maximum height of approximately 4.11m, with a flat roof at a height of 2.13m. The scale of these proposals are modest and acceptable, and will not be unduly harmful to neighbouring amenity. They will not result in adverse overbearing or overshadowing, being situated a sufficient distance from any neighbouring properties, and visually restricted by boundary fences. This is in accord with D DM4.

Being to the rear of all neighbouring properties, and surrounded by the boundaries of residential gardens, the windows and doors do not pose any adverse risk of overlooking. The proposal features a French door and four sets of windows to the north, French door and sidelights to the east, window to the south

and rooflights. These features are all situated on the ground floor, and do not directly overlook any neighbouring properties. They are not considered to pose any harm to neighbouring privacy or amenity and are acceptable.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of the neighbouring properties and exhibits no features that may unacceptably impact residential amenity. This is in accord with Part M.

The development will result in no adverse harm to residential amenity, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Arun Design Guide.

HERITAGE ASSETS

Owl's Hoot dates back to the early 19th Century. Whilst not listed, it is situated within the Arundel Conservation Area, and is surrounded by a number of listed buildings. Therefore, the potential impact of the extensions and alterations proposed in this application must be considered to ensure the development is appropriate for the Conservation Area and causes no significant harm.

Paragraph 195 of the NPPF requires the council to consider the significance of the impact on the asset. The building is situated off the street, and is in an area of predominantly residential gardens. It is not visible from the street scene, and poses no harm on the neighbouring listed buildings and Arundel Conservation Area. The proposal sees the alteration and removal of the existing extensions, which are considered to detract from the character of the original building, and of the conservation area. This will result in the loss of modern, inappropriate materials, such as fibre cement weather boarding, and as such is acceptable, and will not cause any further negative impact on the site.

Concern has been raised regarding the use of PVCu double glazed windows. The original building exhibits a mix of PVCu and Crittall leaded light casements, and it is considered that the use of PVCu is inappropriate for the existing building, and does not meet the requirements of the Conservation Area. On AB/129/19/HH, which is still implementable, PVCu was approved as part of the proposal. The use of PVCu double glazed windows in this application is therefore acceptable, being that they were approved previously and not in a position likely to impact on the Conservation Area..

A condition has been imposed below regarding the timber cladding. This cladding will be left to soften naturally, and will not be treated or stained, in order to be as appropriate for the site as possible.

The proposal is considered in accord with policy HER SP1 and HER DM3 of the Arun Local Plan.

SUMMARY

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

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

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.

CIL DETAILS

This application is not CIL Liable.

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 1465P000
 - Existing Plans 1465P001
 - Location and Proposed Plans 1465P002
 - Block Plan 1465P003
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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order), the timber cladding of the extensions hereby permitted shall not be painted or stained unless agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with D DM1 and HER DM3 of the Arun Local Plan.
- 4 **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.