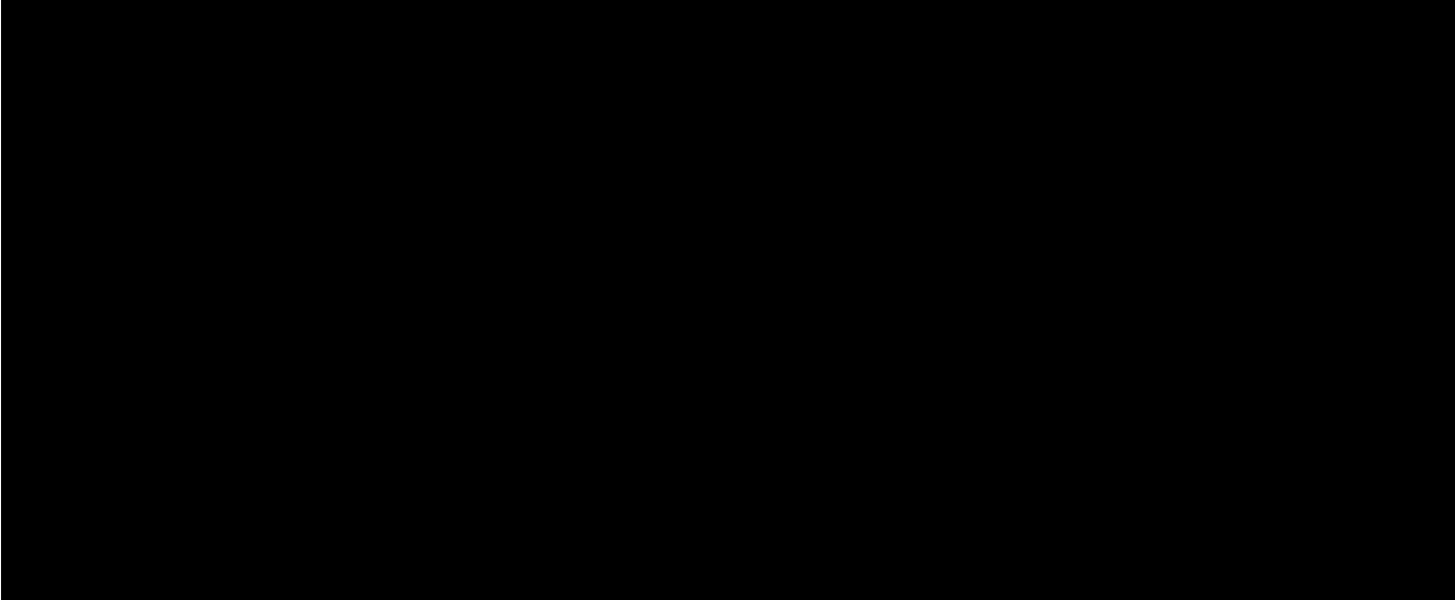




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 17 December 2019 13:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: AB/110/19/HH

AB/110/19/HH

Number 33 Maltravers Street is an attractive late 19th Century three storey town house. It is constructed from orange/brown bricks with a clay tiled roof. The rear elevation has a steep cat-slide roof and dormer windows. At first floor level the dwelling extends over the side passageway.

The building has been identified as a Locally Listed Building or Structure of Character by the LPA. As such it is a non-designated heritage asset. It is also located within the Arundel Conservation area which is significant for its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town.

The Proposal

The proposal is for a conservatory/garden room on the rear elevation along with the demolition of an outhouse. This application is similar to a previously approved application where the concept of the loss of the outbuilding was considered to be acceptable.

The conservatory/garden room has been designed so that it appears subservient to the host dwelling, and is of a simple, modern design. Its location is such that it cannot be clearly seen from the public domain. It is therefore considered that this proposal will not harm either the building or the conservation area.

Conclusion

The application is considered to not cause harm to the significance of the conservation area or the non-designated heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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