PLANNING APPLICATION REPORT

REF NO: **AB/115/10/**

LOCATION: 24 Queen Street
Arundel

PROPOSAL: Erection of garden building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a garden building within the garden area to the front of 20-24 Queen Street, measuring approximately 5m in width x 3.5m in depth x 2.7m in height.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Brick wall with stone coping to boundary adjoining river. East boundary formed of close board timber fencing approximately 2m in height.
SITE CHARACTERISTICS	Grade II Listed Building, property is an addition to the rear of 24a Queen Street. 2 storey dwelling with a section of flat roof and a concrete tiled roof. Single storey additions to east and south of the dwelling. Rendered elevations, balcony to north elevation. Detached timber clad sail loft to east of the dwelling.
CHARACTER OF LOCALITY	Building abuts the bank of the River Arun, mix of types and styles of historic buildings within the locality. Public footpath adjacent to east boundary.

RELEVANT SITE HISTORY

AB/104/03/	Replacement of dilapidated entrance	Approve Cond 01-08-2003
AB/181/06/	Detached garage and sail loft	Approve Cond 16-02-2007
AB/182/06/	Internal alterations to existing dwelling to reinstate original 1 bedroom cottage and form separate dwelling to rear and link extension to outbuilding	Approve Cond 05-03-2007

AB/53/07/	Extension & alterations.	Approve Cond 04-07-2007
AB/91/08/	Separation of 24 and 24a Queen Street by removing section of rear building (no. 24). Remodelling of 24 Queen Street to provide 2nd floor accommodation.	Approve Cond 24-09-2008

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection

1 Letter of objection:
-Building would not enhance Conservation Area
-Too large and intrusive similar to floor area of 22a Queen Street
-Negative impact upon the Grade II Listed Building
-Clearly visible from west bank of river and would alter the character of the area
-Outlook less attractive to that of the existing garden shed
-Applicant stated that any building within the garden would be limited to a small garden shed or summerhouse.

Comments on Representations received:

Comment on Town Council Response:
Noted.

Comments on other representations:
The design and scale of the building is considered to be acceptable and detract from the character and appearance of the surrounding Conservation nor the setting or appearance of surrounding Listed Buildings.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:
Detracts and does not enhance the Conservation Area.

Comments on Consultation responses:

The design and siting of the garden building is considered to ensure that the building does not detract from the character and appearance of the Conservation Area.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas
	AREA3	The Setting of Arundel

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

PLANNING
The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

LISTED
The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING
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.

LISTED/CA
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 proposed application seeks Listed Building consent for the construction of a garden room within the garden area to the east of 20-24 Queen street which is to be associated with 24a Queen Street. The site is located within the grounds of a Grade II Listed Building.

The proposed building would be timber clad with a single pitch roof sited some 11m forward of the

terrace dwellings 20-24 Queen Street. Given the orientation of this terrace of dwellings and the siting of the garden building the proposed building is not considered to detract from the setting and appearance of these Listed Buildings.

There is an existing garden building/shed sited in a similar to that proposed, however this building does not have the benefit of planning permission. Therefore prior to the construction garden building subject of this application it is ocnsidered prudent to attach a condition requiring its removal.

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 plan:

Drawing No. GS01.

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 garden building hereby approved shall not be constructed untill the existing shed/summerhouse existing on site is removed.

Reason: In the interest of amenity together with the character and appearance of the surrounding Conservation Area.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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, AREA2, AREA3

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons

appear in the Officer report.