

**PLANNING APPLICATION REPORT****REF NO:** AB/117/08/**LOCATION:** 29 King Street  
Arundel**PROPOSAL:** Single storey rear extension and loft conversion.**SITE AND SURROUNDINGS**

|                                       |                                                                                                                                                                                                                                                                                            |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | The proposed single storey rear extension measures approximately 2.5m in width, 4.6m in depth by 4m (maximum) in height.<br><br>Conservation roof lights each measure approximately 0.5m in width by 0.5m in height.                                                                       |
| SITE AREA                             | Approximately 145 square metres.                                                                                                                                                                                                                                                           |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                                                                                                                                                        |
| TOPOGRAPHY                            | Predominantly flat                                                                                                                                                                                                                                                                         |
| TREES                                 | None affected by the proposed development.                                                                                                                                                                                                                                                 |
| BOUNDARY TREATMENT                    | Front boundary directly onto footway, rear boundary has wall + close boarded fencing approximately 1.8m in height, north side boundary has close boarded fencing + trellis approximately 2m in height, south side boundary has close boarded fencing + trellis approximately 2m in height. |
| SITE CHARACTERISTICS                  | Grade II Listed. Two storey mid terraced property with flint and brick dressings around windows and doors, white painted window frames, grey front door with slate roof.                                                                                                                   |
| CHARACTER OF LOCALITY                 | Within the Arundel Conservation Area. Residential comprising terraced properties of similar style and design.                                                                                                                                                                              |

**RELEVANT SITE HISTORY**

|            |                                                                                                                                                  |                            |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| AB/141/01/ | New conservatory, new cobble/flint wall (rear garden) internal repairs/refurbishment. Loft conversion with 2no.conservations rooflights to rear. | Approve Cond<br>13-03-2002 |
| AB/54/02/  | Insertion of two small dormer windows in roof slope (rear) in place of 2 no. conservation roof lights already approved under AB/141/01.          | Approve Cond<br>26-07-2002 |

**REPRESENTATIONS****Representations received:**

Arundel Town Council

Arundel Town Council - No objection subject to the development being carried out in materials and finishes that are sympathetic to the host building.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

Conservation Officer

Chairman - Conservation Area Advisory Committee

**Consultations responses received:**

Conservation Officer - No objection subject to the development being carried out in materials and finishes that are sympathetic to the host building.

Conservation Area Advisory Committee - More care is needed with this design, which does not enhance the Conservation Area. It ruins the integrity of the terrace.

**Comments on Consultation responses:**

Comments noted. Several properties in King Street have various single storey extensions on the rear and rear dormers and it is not considered that the proposed rear extension by way of its design and size would be detrimental to the character and appearance of the listed building, the character or appearance of the Conservation Area.

**POLICY CONTEXT**

Within the Built Up Area Boundary  
Grade II Listed Building  
Within the Arundel Conservation Area

**DEVELOPMENT PLAN POLICIES**

|                             |       |                                                     |
|-----------------------------|-------|-----------------------------------------------------|
| West Sussex Structure Plan: | LOC1  | Locational Strategy                                 |
|                             | CH1   | Character                                           |
|                             | CH4   | Conservation Areas and Historic Towns and Villages  |
|                             | CH5   | Buildings of Architectural or historical importance |
| 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    |
| PPG15 | Planning and 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.

#### **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.

#### **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 mid terraced property which is a listed building is sited within the Arundel Conservation Area.

The property has two single storey extensions on the rear which comprise the kitchen, bathroom and wc and the application seeks to extend the kitchen extension by removing the south facing wall to create an open plan extension. The proposed extension will not project beyond the line of the existing kitchen and will be approximately 2.9m in width by 4.5m in depth and the entrance into the new extension will be formed from the existing window opening in the living room. The pitched slate roof will match the existing kitchen extension and the roof valley formed by the new extension will be glazed to allow light into the new kitchen/dining room area and the glazing will be concealed behind the new gable wall.

The application also seeks to convert the roof space to form bedroom/study accommodation with the installation of two conservation style rooflights in the rear elevation.

With regard to residential amenity it is not considered that the proposed extension would detrimentally harm the neighbouring properties to the south No 27 and north No 31 by way of overbearing effect and overshadowing.

The proposal would not be visible in the street scene, nor would it detrimentally harm the character and appearance of the Conservation Area.

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The rooflights hereby permitted shall be conservation style rooflights only which shall remain in place at all times. Any change will need to be agreed by the Local Plan Authority in an application on that behalf.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies CH4, CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

- 4 This permission relates to the plans as submitted and amended by substitute plans dated 10th September, 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 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**

STRUCTURE PLAN: LOC1, CH1, CH4, CH5

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPG15

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