



## **APPLICATIONS & APPEALS SERVICES**

**Use of outbuilding as ancillary accommodation**

**84 Maltravers Street  
Arundel  
BN18 9DS**

**PLANNING, DESIGN AND ACCESS STATEMENT,  
INCLUDING HERITAGE STATEMENT**

**Ref: NJA/18/94**

**October 2018**



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## 1.0 INTRODUCTION & BACKGROUND

1.1 This application seeks permission for the change of use an existing outbuilding serving 84 Maltravers Road to ancillary accommodation associated with the main dwelling.

1.2 This supporting Planning, Design & Access sets out the detail of the proposal, which is described and appraised having regard to the following aspects:

- Physical Context – explains the physical context of the site and its surroundings;
- Planning Context – relevant planning history of the site and broad policy requirements;
- Use – the purpose of the proposed development;
- Amount – the extent of development on the site;
- Scale – details of the physical size of the proposed development;
- Layout – the relationship of the proposed development to the site and its setting;
- Appearance – details of materials, style and impact upon the existing and neighbouring properties;

- Landscape – impact of the proposal on the existing landscape and proposed planting and surfacing;
- Access – access to the proposed development and associated parking;

1.3 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects.

## 2.0 PHYSICAL CONTEXT

- 2.1 The site comprises an end of terrace Grade II Listed building and its associated curtilage. The property comprises a three-storey building, finished in stuccoed render to the front elevation and white painted flint to the side. To the rear, the building is finished in brick and flint and is three storeys, due to the changing in site levels. The building has white painted with timber sliding sash windows and a dual pitched gable roof, covered with slate.
- 2.2 The building has gardens to the side and rear, which are enclosed by mature landscaping. On-street parking is sited to the front of the property on Maltravers Street, which leads in to the town centre.
- 2.3 Within the rear garden is an existing flint and brick-built outbuilding, with gable slate tiled roof. This building is the subject to the application.
- 2.4 Maltravers Street comprises a mix of historic terraced buildings, ranging from 2-4 storeys in height.

- 2.5 Included below are a number of photographs of the site, which provide further context:



Existing outbuilding



View of existing internal condition



View of existing internal condition



Garden area to side of main dwelling

### 3.0 PLANNING HISTORY & CONSTRAINTS

#### Planning History

3.1 A review of the planning register, highlights the following planning history relating to 84 Maltravers Street, which is material to this application:

- AB/10/18/HH - Conversion of existing pottery/workshop/studio to self-contained annex ancillary to main dwelling. Refused
- AB/11/18/L - Listed building consent for the conversion of existing pottery/workshop/studio to self-contained annex ancillary to main dwelling. Refused
- AB/118/16/L - Listed Building Consent for construction of new opening in existing boundary wall. Approve Conditionally
- AB/120/12/ Land adjacent to 84 Maltravers Street – Erection of 1 No new dwelling (resubmission following AB/8/12/) Appealed

- AB/121/12/L- Land adjacent to 84 Maltravers Street Arundel - Application for listed building consent for 1 No new dwelling Appealed
- AB/8/12/ - Land adj 84 Maltravers Street Arundel BN18 9DSErection of 1 no. new dwelling Refused
- AB/82/05/ - Introduction of one gateway to garden wall to match existing gateway. Approve Conditionally
- AB/152/00/L - Application for Listed Building Consent for the erection of a conservatory to the rear Approve Conditionally
- AB/53/88 - Shed (flint, brick and slate) as an extension to existing shed. Approve Conditionally
- AB/54/88/L - Listed Building Consent for shed (flint, brick and slate) as an extension to existing shed. Approve Conditionally

3.2 Notably, planning application AB/10/18/HH and accompanying listed building consent application AB/11/18/L were refused for the following reasons:

**AB/10/18/HH**

***Based on the limited information submitted with the application and having regard to the limited size of the unit and its position, its conversion into one self-contained unit of accommodation may give rise to an un-neighbourly, over-development of the site and an unsatisfactory environment for the occupiers in conflict with policy GEN7 of the Arun District Local Plan.***

**AB/11/18/L**

***There is insufficient information submitted with the application to clarify what the application includes or that the works to facilitate the conversion can be carried out without adversely affecting the character and appearance of the listed building or that they are justified in terms of their impact on the listed building and therefore the proposal conflicts with the National Planning Policy Framework the National Planning Policy Guidance and policies EHERSP1 and EHERDM1 of the Emerging Local Plan .***

- 3.3 It is felt that the earlier submission did not provide the Council sufficient information to appropriately determine the application, resulting in their refusal.

- 3.4 Having reviewed the previous submission, this revised scheme provides sufficient information for the Council to understand the proposed form of development and it is also confirmed that the proposed use of the building would comprises ancillary to the main use of 84 Maltravers Street as a dwelling.

## 4.0 PLANNING POLICY CONTEXT

### National Planning Policy Framework (NPPF)

- 4.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development (paragraph 11). For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.
- 4.2 Where the development plan is absent, silent or out of date, the NPPF states that planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole; or specific policies in the Framework indicate development should be restricted' (paragraph 11).
- 4.3 Paragraph 128 confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable

to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 4.4 Paragraph 129 goes on to state that planning policies and decisions should ensure that developments:
  - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.5 Section 16 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.6 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.7 Paragraph 193 confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

### **Local Plan Policy**

4.8 Local Planning Policy is contained within the recently adopted Arun District Local Plan. 2011-2031 (2018) and the Arundel Neighbourhood Plan 2014. The key policies of the adopted Local Pla are listed below:

- Policy SD SP1 Sustainable development
- Policy SD SP2 Built-up Area Boundary
- Policy D SP1 Design
- Policy D DM1 Aspects of form and design quality
- Policy D DM4 Extensions and alterations to existing buildings (residential and non-residential)
- Policy HER DM1 Listed Buildings
- Policy HER DM3 Conservation Areas

4.9 Those policies within the Neighbourhood Plan, relevant to this proposal, include:

- Policy 1: The Presumption in Favour of Sustainable Development

## **5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT**

5.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development (paragraph 11). For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.

5.2 Paragraph 11 then goes on to states that where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted

### **Use / Principle of development**

5.3 The proposed application seeks permission for the renovation and conversion of an outbuilding at 84 Maltravers Street. The purpose of undertaking these works is to firstly renovate the

building, which sits within the curtilage of a Grade II Listed Building, and secondly to provide ancillary accommodation.

5.4 The existing building serves the main listed building, which comprises a private residential dwelling, fronting Maltravers Street. The dwelling is located on the edge of the Arundel Conservation Area and has gardens to the side and rear of the property.

5.5 The building to be converted is sited to the rear of the dwelling, abutting the rear site boundary. The purpose of the application is to seek use of the building as ancillary accommodation.

5.6 It is considered that the principle use of such a building within the curtilage of a residential dwelling must be considered acceptable, subject to the design and impact upon the setting of the listed building.

### **Amount & Scale of the development**

5.7 The proposal comprises the conversion of an outbuilding to form a bedroom, kitchenette and shower room. The proposal does not result in any change to the existing footprint of the building,

but it does create habitable floorspace, to serve the main dwelling.

## **6.0 LAYOUT, DESIGN & APPEARANCE**

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 128).
- 6.2 The proposal seeks to renovate the existing building, restoring, and where required, replacing the slate pitched roof. Provision of a new window serving the kitchenette area and timber feather edge boarding, in place of an existing opening. The existing flint and brick elevations are to be retained and restored.
- 6.3 The siting and scale of the building, as confirmed above are not altered. The building would remain as an outbuilding serving the main historic building. It is considered that the alterations to the building would significantly improve its appearance and its retention in a renovated form would enhance the setting of the listed building.

### *Residential amenity*

- 6.4 The Local Plan and NHP policies seek to protect neighbouring residential amenity, which is generally considered to address

matters of privacy, access to sunlight and daylight, noise, vibration, and pollution. In this instance, the scale of the building would remain as existing, therefore, it would not alter the relationship with the neighbouring properties.

- 6.5 The use would of course change; however, this is not considered to impact upon neighbouring uses. The ancillary nature of the building would be a low-key use, which would not give rise to any detrimental impacts upon the neighbouring property.
- 6.6 It is considered that the layout, design and appearance of the building would be acceptable and would entirely reflect the site characteristics.

## 7.0 CONCLUSIONS

- 7.1 Planning permission is sought for the change of use of an existing outbuilding within the curtilage of 84 Maltravers Street, to ancillary accommodation. The application also proposes some minor work to renovate the building, whilst maintaining the existing scale and footprint.
- 7.2 The site forms the residential curtilage of an end of terrace Grade II Listed Building. The property has gardens to the side and rear of the property and is a split-level property. The site forms the edge of the Arundel Conservation Area
- 7.3 The proposed alterations are modest and are considered to result in a significant improvement to its appearance. It is considered that the works would significantly enhance the setting of the listed building and would not be visible in the wider Conservation Area, due to its scale and siting.
- 7.4 The use is also considered to be appropriate and would not impact upon neighbouring amenity.
- 7.5 Overall, the scheme is considered to be acceptable, when assessed against relevant planning policies and guidance and the level of detail provided is considered to overcome the Council's previous concerns and understanding of the proposed conversion.
- 7.6 It is therefore requested that planning permission be granted for the work set out.