



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Arun District Conservation Area Advisory Panel
c/o Civic Centre

9th December 2020

Dear Sir/Madam,

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/118/20/PL
Site Address: 70A Tarrant Street Arundel BN18 9DN
Description of works: Extension to form 2 No. self contained apartments. This application may affect the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area & is in CIL Zone 2 & is CIL Liable.

Thank you for your internet representation made on 8th December 2020 which has been recorded as no objection with the comments as follows:

OWPC32048

The application site consists of a single storey garage structure with a street elevation of indifferent design, which it could be argued detracts from the appearance of the conservation area. The site is located between two listed buildings, namely 64 and 70 Tarrant Street and opposite 95-101 Tarrant Street which are included in the Council's Local List of buildings of character. Buildings in Tarrant Street are mainly 2 or 3 stories in height where the predominant materials are red brick, painted brickwork or render/stucco, flint in flank walls, and natural slate or plain clay tiles on roofs. The street is distinctly urban in character with continuous building forms, mainly dating to the 18th and 19th centuries, located at the back of, or very close to, footpath.

The proposed development, assisted by a setback, introduces a building form, massing and height which is sympathetic with the urban street scene and immediately surrounding historic buildings. The "warehouse" based design would perhaps be more in keeping in River Road and the land behind which, historically, contained river related and industrial uses, rather than in the very domestic appearance and character of the western end of Tarrant Street. Nevertheless, the proposed design is attractive, well mannered and nicely proportioned. The setback will invest the building with a similar character to some of the remaining former coach houses in the town, and allows for a different use of external materials than surrounding buildings.

The success and appropriateness of the scheme will depend totally on the quality of finishes, materials and detailing. As such it is strongly recommended that conditions be attached to any planning permission granted requiring the submission of:

- (1) Precise details of fenestration, including materials, operating mechanism and setback from the front face of external walling.
- (2) Samples of the timber cladding, new external brickwork, and the natural slates for the roof of the building.
- (3) Precise details of the bargeboards and eaves.
- (4) Precise details of the external staircase and balustrading shown provided to the street elevation of the building.
- (5) All new rooflights need to be conservation style.

Subject to the use of high quality materials, finishes and detailing the proposals will make a positive contribution to the character and appearance of the conservation area and it is considered that they will comply with the relevant paragraphs of the NPPF and policies contained in the Arun District Local Plan relating to the need for good design and the protection of designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.