

AB/126/05

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Proposed extension of existing balconies with addition of spiral staircases. Replacement of main entrance door to building. 2 & 4 The Old Warehouse, Arun Street, Arundel.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.02 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly sloping towards river.
TREES	None affected.
BOUNDARY TREATMENT	Brick walls and timber fencing.
SITE CHARACTERISTICS	Three-storey building converted into individual residential flats. The building has red/brown brick and grey hanging tiled elevations. The roof of the building also has grey tiles and is pitched in form. The building has an existing balcony with timber balustrade. There is a large flat roofed two-storey section of the building abutting the riverside.
CHARACTER OF LOCALITY	Predominantly residential area which is adjacent to the River Arun. There is a small public garden area adjoining to the east of the site. Surrounding properties are varied in style and size. No's 1 & 3 Tarrant Wharf adjacent to the west are three-storey town houses. The surrounding area is densely built with mainly terraced and some semi-detached properties close to the town centre of Arundel.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/32/71	Outline – conversion of warehouse into 4 s/c flats.	Refused 13-09-71
AB/37/71	Redevelopment with four maisonettes and parking.	Approved Cond 13-01-72
AB/33/83	Reinstatement of balcony.	Approved 13-04-83

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection.
LOCAL GROUPS	None.
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection in principle.
District Conservation Officer	More detail is needed of the type and quality of the materials and finishes proposed.
Conservation Area Advisory Committee	Objection. Insufficient information. Essential good quality materials are used. Impact on river scene important.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Conservation Area Abuts River Arun Land Liable to Flood

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1, CH4, ERA4 Arun District Local Plan : GEN7, GEN10, DEV19, AREA2

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPG15	- Planning and the Historic Environment
PPG25	- Development and Flood Risk

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. The site is also within a designated Conservation Area where policies seek to ensure that developments preserve or enhance the character and appearance of the locality. The site is also within the tidal floodplain where policies seek to control development in order to minimize risk to life and property at risk from flooding.

COMMENT ON CONSULTATION RESPONSES

The consultees' responses are noted.

Due the balcony areas being existing, it is considered that in this instance the materials and finishes of the extended balcony area can be satisfactorily controlled by way of a restrictive condition as part of any approval of this application. It is not considered that the existing balconies demonstrably impact on the visual quality of the area, including when viewed from the riverside, and the minor scale of the proposed extension of these balconies will therefore preserve the character and appearance of the Conservation Area.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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 residential amenities of adjoining properties or the character of the surrounding area. Further it is considered that this development and existing adjacent development would not be at an unacceptable risk from flooding as a result of this proposal.

In addition the site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the 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".)

In this instance it is considered that the proposal will comply with this intention in that it would preserve (neutral effect) the existing visual quality and appearance 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 proposal seeks to outwardly extend the existing balcony area to the 2nd floor, rear elevation of the building. The existing balconies project by approximately 1.2m from the building, whilst the proposal seeks to extend this projection to 1.8m, with an additional spiral staircase serving each balcony in order to provide access from existing first floor patio areas to the extended second floor balcony areas. A replacement entrance door is also proposed.

The closest residential property is No.1 Tarrant Wharf, which is positioned immediately to the west side of the application site. This adjacent property is set back from The Old Warehouse building, but it is noted that it has no windows to its east side elevation. Further it is noted that the balcony areas to be extended are existing, and the extension is minor in size. Therefore it is not considered that the proposal would give rise to a demonstrable increase in existing overlooking of adjacent properties. Therefore having taken all of the above factors into consideration and taking into account the orientation of immediately neighbouring properties, it is not considered that this proposal would detrimentally impact upon the residential amenities of any neighbouring property by way of an excessive overshadowing or overbearing effect, nor would it give rise to any greater overlooking or loss of privacy than existing.

Given the minor nature and scale of the additions, their position on the building, and that the building benefits from existing balcony areas at second floor level, it is considered that this proposal will, subject to acceptable materials and finishes being used, preserve the historic character and appearance of the Conservation Area. In addition, the proposal would also not materially decrease the capacity of this floodplain to store or pass flows of water and it is noted that the Environment Agency have no objection to this development. It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

