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29th November 2021

Arun District Conservation Area Advisory Panel
C/O Brian Banister
86 Orchard Way
Barnham
West Sussex
PO22 0HY

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: AB/129/21/HH
Site Address: Fern Cottage 5A Surrey Street Arundel BN18 9DT
Description of works: Loft conversion to habitable use with 1 x rear dormer including the installation of 2 x front conservation rooflights. (This application may affect the character and appearance of the Arundel Conservation Area).

Thank you for your internet representation made on 26th November 2021 which has been recorded as an objection with the comments as follows:

OWPC42201

5a and 5b Surrey Street were constructed in the late 1990's and, apart from the porches, their scale and design is such that the buildings sit comfortably in the street scene including, importantly, the adjoining grade 2 listed group comprising 7-25 Surrey Street.

This application appears to be a resubmission following the refusal of the previous planning application.

At the time of making these comments no Heritage Statement appears to have been submitted to indicate how it is considered that the revised proposals overcome the previous planning objections, and/or an assessment of the impact on the conservation area and other heritage assets.

On the rear elevation a very large dormer extension is still proposed but which does not now involve a change in the existing roof profile as viewed from Surrey Street and School Lane. It is unlikely that the extension will be readily viewed from Surrey Street or The Slupe but that requires a detailed assessment by ADC.

The plain, unaltered, continuous, front roof slopes of 5a-25 Surrey Street are attractive features in the streetscene. In view of this the Panel consider that the introduction of roof lights on the front roofslope of 5a Surrey Street will detract from the building, the setting of the listed terrace beyond and, therefore, also the character and appearance of this part of the conservation area.

If the Council comes to a view that rooflights could be acceptable in principle it is strongly recommended that the exact size and design of them should be established with the agent since, as shown on the drawings, each one appears to be only slightly smaller than the existing window openings which could lead to excessively large rooflights. The central glazing bars are shown horizontal but in a conservation roof light they are invariably vertical. It would be important to ensure that the conservation rooflights include a vertical central glazing bar since they help to reduce the apparent scale of the units. Even modest scaled conservation

rooflight units will need this, given the historic setting.

The existing painted timber vertically sliding sash windows in the building (each of 6 panes over 6) are still not correctly portrayed on the elevational drawings and it is important that if any planning permission should be granted it does not inadvertently convey consent for the replacement of these appropriate windows with inappropriate ones. The existing traditional window design and details are important to the appearance not only of the host building but also that of the conservation area and the immediate setting of the adjoining listed terrace. It is understood that the original planning permissions for the residential development of The Slipe which included 5a Surrey Street had conditions attached which removed permitted development rights in respect of alterations to the buildings. This was clearly undertaken to protect the historic character of the locality. For these reasons it is suggested that it is important for the plans to be amended to show the correct and accurate appearance of the existing fenestration.

It is considered that, for the reasons indicated, the proposals will detract from the character and appearance of the conservation area and the setting of the Listed terrace comprising 7-25 Surrey Street, in conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and their settings.

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

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

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

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>