



Arun District Council
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2nd December 2021

Arundel Town Council
Maltravers Street
Arundel
BN18 9AP

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 1st December 2021 which has been recorded as an objection with the comments as follows:

OWPC42296

The Committee objected to the Application on the basis that it is not in keeping with the street scene of Surrey Street, that the proposed development has a harmful impact on Arundel's Conservation Area and that the development conflicts with D DM4 and HER DM3 of the Arun Local Plan.

Policy D DM4

Extensions and alterations to existing buildings (residential and non-residential)

When considering applications for extensions and alterations to existing buildings, the Council will require that:

- the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- in streets characterised by relatively small gaps at first floor level between buildings any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.

Policy HER DM3

Conservation Areas

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission

or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area. Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:
- g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
- h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and
- j. Permission has been granted for the redevelopment of the site.

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>