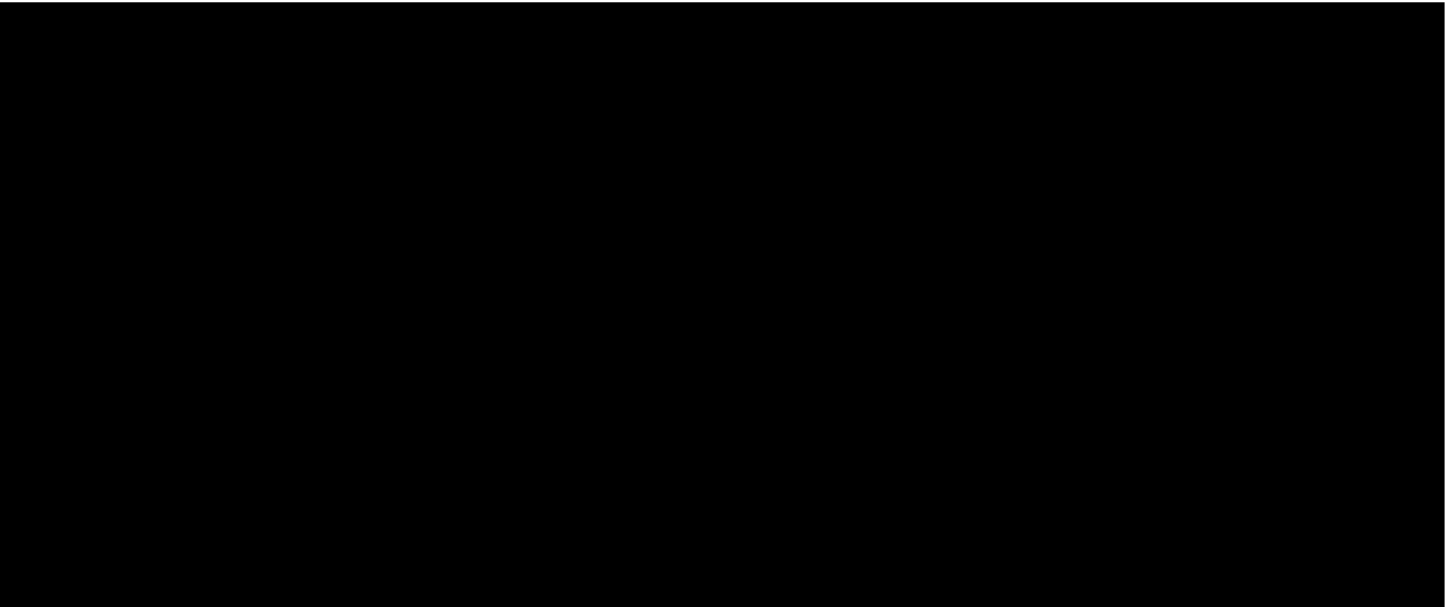




From: Martyn White
Sent: 12 May 2014 16:15
To: Anita Gardner
Subject:

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	AB/130/13
Address	Arden Guest House 4 Queens Lane Arundel BN18 9JN
Description	Change of use and extension to create 3no. self-contained apartments and 1no. maisonette. This application affects the character and appearance of Arundel Conservation Area
Case Officer	Mrs. A Gardner

The principle of the change of use is acceptable, and is not considered to harm the conservation area.

It is noted that in order for the change of use to be successful, a small extension is required. Further to this, other works such as the introduction of additional windows are also required.

The proposed extension follows the footprint of the existing building, developing above an existing ground floor extension. It is considered that this will not detrimentally harm either the building or the conservation area. This is, of course, subject to the use of quality materials and workmanship.

It is considered that any new windows and doors should replicate existing whilst also being appropriate for the conservation area. For example, I am thinking of the new casement windows in the ground floor of the northern elevation. As it currently stands, these appear to be standard, off the shelf windows which do not enhance the building or the locality.

The loss of the garage to the rear of the plot is supported, as it will result in the removal of a structure that is of poor quality.

As the property is located on a corner, the proposed parking has the potential to have a significant impact upon the street-scene. This is especially true of the parking space for flat number 2. It is suggested that an alternative location be sought for this space. This will then enable some amenity space to be provided which will have a positive impact on the street-scene.

Ultimately, it is considered that the success or otherwise of the scheme will depend upon the detailing of the proposals.

Condition:

Materials to match existing

Relevant policies:

Arun District Local Plan 2003:
Area 2: Conservation Areas

Emerging Local Plan 2014:
HER SP1: The historic environment
HER DM3: Conservation Areas

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note

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