

PLANNING APPLICATION REPORT

REF NO: AB/132/10/

LOCATION: 1 Brewery Hill
Arundel

PROPOSAL: Ground floor extension to replace existing. Re-submission following AB/72/10.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension would measure approximately 4.3m in width x 5.6m in length x 3.9m in height.
SITE AREA	Approximately 80 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site on hillside.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwelling fronts highway. Flint and red brick quoin wall enclosing side garden, approximately 1.4m high.
SITE CHARACTERISTICS	2 storey end of terrace dwelling. Rendered principal elevation, gable red tiled roof, single storey gabled roof to east elevation. Varying timber sash and metal framed windows. Garden area to side of dwelling.
CHARACTER OF LOCALITY	Sited within the Arundel Conservation Area. Mix of types and styles of residential and commercial properties within close proximity. Garage compound to north boundary of the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection, subject to materials matching.

1 Letter of representation:

Nineveh Shipyard Management LTD as owners of the east wall of the proposed extension have received an Article 11 notice relating to this proposal. Current legal agreement in place to transfer any or all interests in the ownership of the wall in its entirety to Ms Redina.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:
No objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

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 character and appearance of the Conservation Area.

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 visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

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

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character 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 proposed application seeks permission for a single storey side extension in place of an existing single storey addition. The proposed extension would be partly viewed within the street scene. The site is located within the Arundel Conservation Area.

The proposed addition would have a greater height, width and depth to that of the existing single storey section as well as a hipped red tiled roof. Although the additions would be greater in scale than the existing, its single storey nature and design would appear visually subservient and integrated with the two storey host dwelling. This would ensure that the extension does not detract from the character and appearance of the Conservation Area. Further, the proposed roofline within the roof slope of the addition would be of a conservation style which would be in-keeping with the appearance of the surrounding area.

The proposed addition would abut the north boundary of the site which adjoins a garage/parking area to the residential properties of Nineveh Shipyard, therefore it would not impact upon private neighbouring amenity by way of the overbearing affect or loss of light.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following approved plans;

1:1250 Plan; 1:500 Plan;
Drawing No.s 10375/01 and 10375/02 Rev A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19, AREA2, and GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.