PLANNING APPLICATION REPORT

REF NO: AB/133/08/

LOCATION: 6 Arun Street
Arundel

PROPOSAL: Change of use of existing outbuilding to residential use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to implement changes to the existing annexe building in the rear garden to facilitate further ancillary residential use. The building is currently used for ancillary storage purposes, but the proposal would provide a shower room, kitchen and galleried bedroom at first floor level. A staircase would also be provided. Access to the loft area is currently via a hatch. Existing doors and openings are to be retained and 3 conservation style roof lights are proposed in the east elevation.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY(NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Building is listed on rear boundary. Other boundaries shrubs/trees without a walling.
SITE CHARACTERISTICS	Detached building in rear garden. Flint elevations. Slate roof. White painted timber joinery.
CHARACTER OF LOCALITY	Predominantly residential. Arun Street is on the edge of the retail centre and characterised by older style terraced properties.

RELEVANT SITE HISTORY

AB/134/08/L	Application for Listed Building Consent for change of use of existing outbuilding to residential use	Approve Cond 05-11-2008

REPRESENTATIONS

Representations received:

Arundel Town Council

Unit would provide cramped living conditions and represent an over development of the site.

Comments on Representations received:

Proposal is not for an independent unit of accommodation. The annex building is existing and would continue to be used as ancillary accommodation by the occupiers of 6 Arun Street. The proposed alterations to facilitate occasion occupation would not result in cramped living conditions or represent over development of the site.

CONSULTATIONS

Consultations responses received:

Conservation Area Advisory Committee ¿ No comment

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Designated Conservation Area
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	CH4	Conservation Areas and Historic Towns and Villages
	CH5	Buildings of Architectural or historical importance
Arun District Local Plan:	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

LISTED

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

CONSERVATION AREA

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING
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.

LISTED/CA
Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
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 or the setting of the Grade II Listed Building or 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 alterations to the building would ensure its long term use. The building is listed and the alterations which include the provision of an internal staircase, removal in part of a recent ceiling addition and installation of 3 roof lights would not detract from the character of the building or the character and appearance of the Conservation Area. The alterations are minimal and in keeping with the age and character of the building. No additional openings are proposed in the elevations of the building.

The building is located in the rear garden and is currently used for ancillary purposes in connection with the use of 6 Arun Street as a single residential unit. The proposed alterations would allow for the residential use of the annex to continue and for the roof area to be used as a bedroom. The level of activity is unlikely to materially increase as a result. First floor windows would face directly over the rear garden area of 6 Arun Street and would not result in any direct overlooking or material loss of privacy to adjoining properties.

The application is therefore recommended for approval subject to the conditions set out below.

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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 6 Arun Street as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

3 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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 or the character of the Listed Building and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH4, CH5

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1,PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.