

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AB/137/18/HH

LOCATION: Victoria House
47A King Street
Arundel
BN18 9BN

PROPOSAL: Demolition of conservatory and replacement of windows with the same style and material but double glazed. Door access to be created from an old window into the courtyard. Velux window to be put in to light the loft space. This application affects the character & appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to perform alterations to the host dwelling. These include the demolition of the existing conservatory, replacement of all windows, a window to be converted to a door, and a Velux window in the roof space.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Parish Council - No objection.

C.A.A.C - No objection.

This building definitely falls within the criteria for local listing and it is an extremely important building in the street scene. Therefore, any new timber double glazed windows must match the existing ones in every detail. This may result in the windows having to be custom made. For information the building dates to circa 1900 and was designed by the Norfolk Estate. Precise details should be submitted to the Planning Officer

The south elevation does not appear to be correctly drawn with the rooflight in the wrong facade.

No representations received from occupiers of nearby dwellings.

OFFICERS COMMENTS ON REPRESENTATIONS:

Noted. The building is not locally listed. The application seeks to replace the windows with identical windows.

CONSULTATIONS

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Support

The application relates to a very attractive red brick property near the top of King Street. It fronts straight on to the pavement and due to its size plays an important role on the street-scene.

The property is known to be the former Arundel Hospital, is therefore of interest. The Arundel Extensive Urban Survey notes that the town gained a cottage hospital in King Street in 1906. In 1922 it had seven beds, and in 1931 was replaced by the 14-bed Arundel and District Hospital in Chichester Road.

As such it can be considered to be a heritage asset. Heritage assets can be identified at any time, including as part of the assessment of a planning application. I have split my comments on the basis of the works proposed.

- Remove the existing Conservatory

The existing conservatory is located to the rear of the property, and its loss would enhance the rear elevation of the property.

- Replacement windows in the same style and material as existing (but double glazed)

Windows are an important feature within a historic building, and their replacement should be carefully considered. Good practice is that existing windows should be retained and repaired prior to their wholesale replacement. Such an approach could potentially allow new glazing units to be introduced within the existing frames (subject to further consideration).

The existing windows play an important function in establishing the character of not only this property, but also the neighbouring buildings. Any alteration should be carefully designed so as to minimise any change in appearance, and therefore harm. A key element of this will relate to the dimensions of the glazing bars and the frames.

It is positive to see that the Design and Access Statement notes that the applicant plans to ensure that the woodwork thickness and detailing of the windows will be like for like apart from the double glazing aspect. It is hoped that this will exactly follow the details of the existing window design. You may wish to ensure that this is the case.

Ideally, the replacement glazing would be in the form of the slimmer units so as to further minimise their impact on the dimensions of the frame.

- Door access to be created from an old window into the courtyard

The creation of the door access utilises an existing window opening which will minimise the loss of historic fabric. Such an approach is considered acceptable, and therefore capable of support in this instance.

- Velux window to be put in to light the loft space

It is considered that the insertion of the rooflight is acceptable, on the basis that it is to be of conservation design.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas
SDSP2	SD SP2 Built-up Area Boundary

[Arundel Neighbourhood Plan 2014 POLICY1:](#) The Presumption in Favour of Sustainable Development

Arundel Neighbourhood Plan 2014 POLICY 2: A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1, D DM4 and HER DM3 of the Arun Local Plan. Additionally, Policies 1 and 2 of the Arundel Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM3 ensures that development will only preserve or enhance the character of the Conservation Area of which they area within, or affect the setting of.

DESIGN AND VISUAL AMENITY

Following the comments from the Conservation Officer, it is considered that the proposed development would not have any significantly detrimental impact upon the character of the host building or its locality. The proposed windows are stated to be like for like, other than the double glazed panes which sit within the windows. The existing conservatory (which will be demolished) and the new for are sited to the rear of the host dwelling, which is not visible from the street scene, which allows this aspect of the development to have no significant impact upon the views within the conservation area, or the

established spatial pattern of the locality.

The proposed development is considered to be in accordance with D DM1, D DM4 and HER DM3 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

One aspect of the proposed development seeks the replacement of existing windows, sited in the same way, therefore, there is not considered to be any change in the views available from the building, the case is considered to be the same with regard to the conversion of the window to a door. This is not considered to result in any change in available views. Additionally, the application proposes no built form, and resultantly will not result in any overshadowing or overbearing impact to occupiers of adjacent occupiers. The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 development hereby approved shall be carried out in accordance with the following

approved plans:

- Block Plan - b90buk/310155/421776
- Proposed Floor Plans and Detailing - 01 - Rev: 14/12
- Proposed Elevations - Floor Plans and Detailing - 01 - Rev: 14/01
- Proposed Plans, Reg Drawings and Detailing - 01- Rev: 14/12

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.