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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 23 December 2025 16:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: AB/142/25/HH

AB/142/25/HH

59 Tarrant Street Arundel BN18 9DJ

Extension at rear of property, loft conversion and various changes to fenestration (This application may affect the character and appearance of the Arundel Conservation Area).

The Arundel conservation area is expansive, encompassing the historic core of the town, Arundel Castle and the cathedral. One of the principal attractions of Arundel is its wealth of buildings

representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. This conservation area has a very strong historic character, with Arundel Castle, Arundel Cathedral, the numerous listed and locally listed buildings of historic and architectural interest, along with the sympathetic street fittings (street lights etc.) resulting in a strong aesthetic quality. Similarly, the natural landscape and the river itself add to the character of the area.

Tarrant Street is a fairly narrow road with a number of small shops and houses. There is a formal building line which is evident in the majority of the conservation area. The surrounding listed, and Locally Listed Buildings all front on to the street, and are a mixture of two and three stories high. These properties are either rendered or constructed from brick, and are all in good condition. There is a strong sense of group value derived from so many properties of similar character being present in the local area.

59 Tarrant Street has been identified by the LPA as a Building or Structure of Character. It is a pleasant and simple building which is constructed with brick walls, constructed in a Flemish bond and now painted, traditional sliding sash windows and a pitched slate roof. The building forms a terrace with two neighbouring houses. Its forms part of the attractive and varied streetscape.

The Proposal

The proposal is for a single storey extension at rear of property, loft conversion, new dormer window and various changes to fenestration

The existing 1960s rear kitchen extension is of limited architectural value or amenity. The replacement would be a full-width single-storey rear extension, and it is positive to note that it would be constructed from reclaimed brickwork. Ordinarily, I would object to the inclusion of an overlarge dormer window. However, in this particular instance, the proposed dormer on the rear elevation is unlikely to be visible from public viewpoints and would only be seen from a limited number of private ones. The front dormer and rooflight, whilst large replicate those found in the neighbouring houses and would not be clearly seen from the road. The insertion of the additional window, along with the dormer would increase the number of openings on the front elevation, but if carefully designed and installed could be acceptable.

It is clear that the design incorporates fine detailing and well-proportioned fenestration, and the use of high-quality external materials is proposed to match the existing house. I would also expect details such as the window cill to be accurately replicated. This is a positive element of the scheme.

Overall, I am of the opinion that the proposal will have a neutral impact upon the both the house and the conservation area.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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