

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

REF NO: AB/142/25/HH

LOCATION: 59 Tarrant Street  
Arundel  
BN18 9DJ

PROPOSAL: 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).

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Arundel Town Council - No response received.

Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:****CONSERVATION OFFICER -**

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. The application is considered to not cause harm to the significance of the heritage assets.

**POLICY CONTEXT**

Conservation Area.  
 Locally Listed Building.  
 2km Buffer for Site of Special Scientific Interest.

## DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas

## PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

## SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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## CONCLUSIONS

### DESIGN AND VISUAL AMENITY

The site is a locally listed terraced dwelling with basement level along Tarrant Street within the Arundel Conservation Area. This application seeks planning permission for a single storey rear extension, loft conversion including front dormer, rear dormer and amendments to fenestration including additional windows and repositioning.

Following the demolition of the existing 1960s rear extension, the replacement extension would extend the full width of the host dwelling, would have a depth of 2.5m and a flat roof with a maximum height of 2.7m. It would be constructed from reclaimed brickwork. The proposed materials would ensure the integration with and subservience to the host dwelling.

Changes to the front of the property would be visible from the street scene. The front dormer would be set down by 0.9m from the ridge and set up from the eaves, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality and complies with the Arun Design Guide (ADG). The proposed front dormer window would be traditionally detailed including a timber sash window. Similar examples are present at the neighbour, 61 Tarrant Street, as such the proposed dormer window would not be at odds with the wider character of the street scene or area, nor result in harm to visual amenity.

One new window is proposed within the front elevation at first floor level. It is introduced to match the existing front windows and provide a more balanced appearance. One rooflight is proposed within the front roof slope and is to be constructed in conservation style. Furthermore, the existing windows are to be replaced with like-for-like replacements. As these works are in keeping with the design of the dwelling, and would not result in adverse harm to the character, composition, or appearance of the street scene.

To the first and second floor of the rear elevation, two existing window openings are to be modified so that they match in appearance to their adjacent windows, providing a more symmetrical and balanced appearance. Three new traditionally detailed sash windows are proposed within the rear elevation of the

proposed rear dormer. The rear dormer would measure 2.4m in depth and 4.3m in width. It would be set down in excess of 1m from the ridge line, and set in 0.3m from the western flank and 0.05m from the eastern flank. While it would not strictly accord with Part M of the ADG, which states dormers should be minor incidents within the roof plane and incorporate pitched roofs in most cases, it is sited to the rear and would not adversely impact visual amenity. Furthermore, an example of rear dormer is present at the neighbour, 61 Tarrant Street, as such the proposed dormer would be in keeping with the character of the host dwelling and surrounding area.

The development would not have an adverse impact on visual amenity and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The property has adjoining neighbours to the east and west. The proposed rear dormer would be contained within the existing rear roof slope of the host dwelling and would not result in overshadowing or overbearing impacts to neighbouring properties.

The single storey rear extension follows the demolition of the existing, deeper extension. While the extension would be constructed up to both side boundaries, it would exceed the existing brick built boundary wall by 1.1m at the boundary with 61 Tarrant Street and would not result in overshadowing or overbearing impacts to neighbouring properties.

There are no windows proposed along the side elevations at ground floor. The roof lantern proposed to the rear extension is high level and will not result in any overlooking impacts. The new openings to the rear elevation, including three windows within the proposed rear dormer, replacing two existing rooflights, would provide an outlook to the rear garden of the host dwelling and while some views of neighbouring rear gardens may be possible, the views would be unlikely to be significant and would not result in harmful overlooking impacts.

Additional fenestration to the front elevation would provide an outlook similar to that currently achieved of views over Tarrant Street and would not result in harmful overlooking impacts.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

#### HERITAGE

The application site is located within the Arundel Conservation Area. The 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 (streetlights 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 Locally Listed Building or Structure of Character. It is a 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.

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 212 outlines that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 216 outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The existing 1960s rear kitchen extension is of limited architectural value or amenity, and its replacement would be constructed from reclaimed brickwork and would be sited to the rear. The rear dormer is unlikely to be visible from public viewpoints, and the front dormer window would replicate those found within the neighbouring vicinity and would not be clearly visible from the street scene. The conservation officer considers the proposals to be sympathetically designed with the use of high-quality materials introducing positive changes to the host dwelling. Due to the siting and design of the proposed development and the use of sympathetic materials, the proposal would not result in harm to the Conservation Area or the significance of the Locally Listed Building.

The proposals would have a neutral impact upon the significance of the locally listed building and the conservation area in accordance with design and heritage policies HER DM2, HER DM3 and HER SP1 of the Arun Local Plan, and the NPPF. The development would not result in harm to the significance of the heritage assets.

#### **SUMMARY**

The development is in accordance with relevant Development Plan policies and as such is recommended for approval subject to the following conditions and informatives.

#### **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.

## CIL DETAILS

This application is not CIL liable.

## 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:

- Location Plan
- Block Plan
- Side Elevation - Existing and Proposed 12
- Basement Plans - Existing and Proposed 01
- Ground Floor Plans - Existing and Proposed 02 A
- First Floor Plans - Existing and Proposed 03
- Attic Floor Plans - Existing and Proposed 04
- Roof Plans - Existing and Proposed 05
- Elevation (Front) - Proposed 07
- Elevation (Rear) - Proposed 09
- Section - Proposed 10
- Front Window (Detailed) - Proposed 11

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4, HER DM2 and HER DM3.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.