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

REF NO: AB/144/22/HH

LOCATION: 15 Bond Street
Arundel
BN18 9BL

PROPOSAL: Replacement rear extension. (This application may affect the character and appearance of the Arundel Conservation Area and a Listed Building.)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a replacement single storey rear extension that is approx. 3.6m in width, 1.1m in depth, and 3.1m in height.

REPRESENTATIONS

Arundel Town Council - No objection.

Conservation Area Advisory Panel - No objection:
- No adverse impact on the character or appearance of the conservation area but subject to appropriate materials of suitable colour being agreed.

No representations from nearby occupiers.

OFFICER COMMENTS:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer comments:
- The existing extension is of no significance and does not contain any historic fabric, and its loss is therefore acceptable.
- The replacement structure is a light weight decorated timber frame, with timber cladding and in fill glazing under a glazed mono pitch roof. Whilst it is still a
simple design, it is considered that it would not detract from the rear elevation of the house or terrace.
- The location and design of the replacement extension is also such that it would not harm the conservation area.
- Whilst the proposal is acceptable, and plans have been provided, it is difficult to fully understand what the door and windows will look like. As a result, I request that further information be supplied. This will need to be in terms of elevation and section and include details of the proposed glazing system.

OFFICER COMMENTS

Agreed. Details of the windows and door are to be requested by way of condition.

DEVELOPMENT PLAN POLICIES

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)
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

Arundel Neighbourhood Plan 2018-2031 AR1 — Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD2	Conservation Areas

CONCLUSIONS

PRINCIPLE

The key Development Plan policies relevant to this application are D DM1, D DM4, HER DM1 & HER DM3 of the Arun Local Plan, and policies 1 & AR1 of the Arundel Neighbourhood Development Plan (ANP).

Additionally, paragraphs 194, 195, 197 & 199 of the NPPF and Section M of the Arun Design Guide are also relevant.

Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) form part of the Legislative background to this application.

The proposal is located within the Built-up Area Boundary and as such, it is compliant with policy AR1 of the ANP and by extension, policy 1 of the ANP.

DESIGN AND VISUAL AMENITY

The proposed rear extension is to replace an existing rear extension. The proposed extension is to be approx. 3.6m in width, 1.1m in depth, and 3.1m in height with eaves at 2.7m. It is to be a timber frame, glazed mono-pitch roof extension with white timber cladding walls. The proposal is minor in scale, visually subservient, and integrated with the host dwelling. The materials proposed are appropriate, and the extension would not have any visual impact on the wider street scene.

The proposed rear extension is compliant with relevant Development Plan policies D DM1(1)(14) & D DM4(a)(b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The siting, scale, and nature of the extension, are such that it would not intersect any rear neighbouring 60-degree sightlines or 45-degree light accessibility lines and therefore, would not give rise to any significant adverse impacts by way of overbearing or overshadowing on any neighbouring dwellings.

The proposal would provide no new viewpoints and would not give rise to any adverse impacts by way of overlooking on any neighbouring dwellings.

The proposal is in accordance with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan, and Section M of the Arun Design Guide.

HERITAGE

Paragraph 194 of the NPPF requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This has in part been achieved by the submission of an appropriate Heritage Statement concerning the Grade II Listed Building. The statement does not describe the significance of the Conservation Area, but it is concluded below that the proposal will have little to no impact on the Conservation Area and cause no harm to the significance of the Conservation Area. As such, the Local Planning Authority has taken the liberty to describe the significance of the Conservation Area for the applicant.

Paragraph 195 of the NPPF requires the Local Planning Authority to identify and assess the particular significance of any heritage asset that may be affected by a proposal. Number 15 Bond Street is a Grade II Listed Building within a terrace of Listed Buildings. The walling consists of beach flint and red brick dressings with brick modillion eaves cornice. The terrace has a pitched slate roof with brick chimneys. Number 15 has a casement window on the first floor and a double-hung sash window with glazing bars on the ground floor. The outbuilding is of brick construction with a clay tiled roof. It is of architectural and historical significance.

The building is also located within the Arundel Conservation Area. 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. Bond Street contains a terrace either side of the road, with the one on the southern side being smaller in scale and simpler in appearance. There are a number of listed buildings in the local area, which contribute towards, and inform the character.

The proposed extension is to be constructed following the removal of an existing single storey rear extension. The removal of this existing extension is positive as it is currently degraded and incongruous with the main dwelling. Its replacement also remains acceptable owed to its simplicity of design, and gazed nature, meaning a large portion of the rear elevation would remain visible despite the presence of an extension. Details of the glazing, however, will need to be submitted to be approved by the Local Authority as the specifics of glazing can have a large impact on the appearance of the extension that is not demonstrated clearly by plans. The sympathetic design of the extension and the fact it is not visible from the public realm, means that subject to the use of appropriate glazing, the extension would preserve and enhancing the significance of the Listed Building and the Conservation Area. Thereby having no harm to the significance of the Listed Building, the Conservation Area, or their settings.

The proposal is compliant with policies HER DM1 & HER DM3 of the Arun Local Plan, and relevant paragraphs of the NPPF.

SUMMARY

The proposal is compliant with relevant Development Plan policies and relevant paragraphs of the NPPF.

As such, it 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

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 documents:

- Location Plan and Block Plan (Dwg No. BS 01 A).
- Proposed Plans, Elevation and Section (Dwg No. BS 03).
- Heritage Statement, Design & Access Statement (Accepted: 18/11/22).

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 No development above damp proof course (DPC) level shall take place unless and until

details and sections of the glazing to the rear extension hereby approved, have been submitted to and approved in writing by the Local Planning Authority and the details so approved shall be used in the construction of the proposal.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies HER DM1 of the Arun Local Plan.

4 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.

5 INFORMATIVE: 15 Bond Street is listed as a Building of Special Architectural or Historic Interest and before any modifications or alterations, either externally or internally, which may affect its character as a Listed Building are carried out full details of the work shall be submitted to the Local Planning Authority in the form of an application for Listed Building Consent.