

**PLANNING APPLICATION REPORT****REF NO:** AB/147/08/**LOCATION:** 70A Tarrant Street  
Arundel**PROPOSAL:** Change of use from shop (A1) to domestic garage (C3)**SITE AND SURROUNDINGS**

|                                       |                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | As above. The proposal will involve the retention of the existing building although it will be subject to cosmetic changes, these being the replacement of the existing shopfront with a part brick, part hung slate wall containing timber automatic garage doors. The existing asbestos roof will be replaced with a slate roof.                           |
| SITE AREA                             | Approximately 0.0148 hectares.                                                                                                                                                                                                                                                                                                                               |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                                                                                                                                                                                                                          |
| TOPOGRAPHY                            | Predominantly flat                                                                                                                                                                                                                                                                                                                                           |
| TREES                                 | None of any significance affected by the proposed development.                                                                                                                                                                                                                                                                                               |
| BOUNDARY TREATMENT                    | Low brick wall to the sides.                                                                                                                                                                                                                                                                                                                                 |
| SITE CHARACTERISTICS                  | The site is occupied by a detached single storey building which has red brick elevation walls other than to the front where there is a timber shopfront comprising two large windows and fascia boards. The roof is fabricated with corrugated asbestos and contains pronounced rooflights. The building was most recently used as an outdoor pursuits shop. |
| CHARACTER OF LOCALITY                 | The site is located within a town centre in a mixed use area containing retail premises, art galleries, offices and residential dwelling houses/flats. The site is also within a Conservation Area. The adjacent properties on both sides (No. 64 and 70 Tarrant Street) are Grade II Listed Buildings.                                                      |

**RELEVANT SITE HISTORY**

|              |                                                                             |                            |
|--------------|-----------------------------------------------------------------------------|----------------------------|
| AB/177/07/   | Existing shop to be demolished with a proposed two storey house to replace. | Approve Cond<br>07-02-2008 |
| AB/178/07/CA | Existing shop to be demolished within the                                   | Approve Cond               |

Arundel Conservation Area.

07-02-2008

|          |                                                                                                |                            |
|----------|------------------------------------------------------------------------------------------------|----------------------------|
| AB/37/97 | Use of premises as shop with ancillary office and storage                                      | Approve Cond<br>06-05-1997 |
| AB/73/78 | Change of use from bicycle repair shop to manufacture and selling of hand made resin jewellery | Approve Cond<br>02-08-1978 |
| AB/41/81 | Change of use to office accommodation for architectural practice and associated office users   | Approve Cond<br>15-04-1981 |

## REPRESENTATIONS

### Representations received:

Arundel Town Council

Objection. The use of the access would cross part of a well used pavement and result in conflict with, and cause potentially dangerous conditions for, pedestrians. Its unsympathetic design and such an inappropriate use would be out of character and appearance with its surroundings.

One letter of objection. The asbestos roof will be removed and stored in a skip outside 101 Tarrant Street. Asbestos can cause health problems and death and the work should only be undertaken by a licensed contractor. The roof should be left in place.

### Comments on Representations received:

Noted. It is considered that the proposed works will have a neutral effect on the appearance of the Conservation Area and the existing, derelict shop. However, County Highways have raised concerns over the use of the site as a domestic garage and therefore have raised objections on highway grounds.

The removal of the asbestos roof is covered by the Conservation Area consent for demolition that was granted under application AB/178/07/CA. Environmental Health have been consulted regarding the removal of the asbestos roof and have informed that a risk assessment will be required before any work is carried out, which is not a material Planning issue.

## CONSULTATIONS

Conservation Officer

Chairman - Conservation Area Advisory Committee

WSCC LDD (ROW/Strategic/Highways/Archaeology/Ecology)

Environmental Health - John Green

### Consultations responses received:

Conservation and Design Manager: Given the adjoining rendered and painted brick buildings it would be better to have painted render or painted English or Flemish course brickwork for those areas shown as brick on the front elevation. The boarding looks good.

Conservation Area Advisory Committee: Inappropriate in the street setting. Regret the loss of the shop front.

Environmental Health: The contractors will need to carry out a risk assessment part of which will be regarding the removal of the asbestos sheets and to include avoiding or minimising breaking the asbestos cement. Remove the bolts carefully and replace them in a waste container.

County Highways: Objection: Notwithstanding the fact that there is an existing vehicular access, parking is presently only available for a single vehicle, which would signify a relatively low usage. Should the building be converted to a garage, up to four spaces would be available, which raises concerns regarding the intensification of use of the access where visibility is very restricted. Whilst the applicant states that vehicles will reverse from the highway into the garage, there is no reasonable or enforceable condition that could be applied to ensure this takes place and there is no space for turning within the site.

Whilst mindful of the existing access and use of the site, the proposals would potentially constitute an intensification of use of the access and result in further reversing movements in a location where visibility is restricted.

#### **Comments on Consultation responses:**

Comments noted

#### **POLICY CONTEXT**

Designation applicable to site:  
 Within Built-Up Area  
 Within Conservation Area  
 Setting of Arundel  
 Class C Road

#### **DEVELOPMENT PLAN POLICIES**

|                             |       |                                                    |
|-----------------------------|-------|----------------------------------------------------|
| West Sussex Structure Plan: | LOC1  | Locational Strategy                                |
|                             | DEV1  | High Quality Development                           |
|                             | CH4   | Conservation Areas and Historic Towns and Villages |
|                             | DEV5  | Parking Provision                                  |
| Arun District Local Plan:   | GEN2  | Built-up Area Boundary                             |
|                             | GEN7  | The Form of New Development                        |
|                             | AREA2 | Conservation Areas                                 |
|                             | DEV30 | Local and Village Centres                          |

#### **PLANNING POLICY GUIDANCE**

|       |                                       |
|-------|---------------------------------------|
| PPS1  | Delivering Sustainable Development    |
| PPS6  | Planning for Town Centres             |
| PPG15 | Planning and the Historic Environment |
| PPS23 | Planning and Pollution Control        |
| PPG13 | Transport                             |

#### **POLICY COMMENTARY**

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

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on highway safety.

**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**

It is noted that Conservation Area Consent for the demolition of the existing building as well as Planning Permission for a new two-storey dwelling on the site has recently been granted under applications AB/178/07/CA and AB/177/08 respectively. This proposal will involve the retention of the existing building, with amendments to the street elevation which include the replacement of the shopfront with a garage door .

The proposal will involve the change of use of a building that is currently unoccupied but was most recently used as an outdoor pursuits shop. Over the course of its history the building has also housed offices and various shops. It was originally constructed in 1924 for use as a motor garage/filling station. The cosmetic appearance of the building will also be altered although there will be no changes in its size or shape. The change in appearance will have an impact upon the existing street scene, it is noted that the existing building is a single storey structure and is surrounded by what are predominantly two or three storey terraced buildings, a number of which are Grade II Listed. The building is currently in a poor state of repair and it is considered that the proposed work will improve the poor appearance of the building. It is therefore considered that the proposal will have a neutral effect on the character and appearance of the surrounding Conservation Area.

Despite the merits of the proposal mentioned above, there is a County Highways objection over the use of the building as a domestic garage, the primary reasons for concern are the lack of visibility at the site entrance, the fact that, despite assurances from the applicant, vehicles may have to reverse onto the road as there is no turning circle within the site and that the size of the building would be capable of storing up to four vehicles and this could lead to an over intensification of the use of the access to the site.

It is therefore recommended that this application is refused for the following reasons.

**RECOMMENDATION****REFUSE**

- 1 The proposal does not make provision for adequate visibility at the junction of the access with the public highway in conflict with policies DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 2 The proposal does not incorporate adequate facilities to enable vehicles to turn on the

site and so enter and leave the highway in forward gear in the interests of road safety, in conflict with policies DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.