

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

REF NO: AB/151/25/HH

LOCATION: 17 King Street
Arundel
BN18 9BJ

PROPOSAL: Installation of a new air source heat pump to replace the existing gas fired boiler
(This application may affect the character and appearance of the Arundel Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AB/152/25/L	Installation of a new air source heat pump to replace the existing gas fired boiler (This application may affect the character and appearance of the Arundel Conservation Area).	ApproveConditionally 11-02-26
AB/13/24/HH	To repair 1 No. existing bay window and replace 4 No. existing doors located at the rear of the property. This application may affect the character and appearance of the Arundel Conservation Area.	ApproveConditionally 28-03-24
AB/14/24/L	Listed building consent to repair 1 No. existing bay window and replace 4 No. existing doors located at the rear of the property.	ApproveConditionally 28-03-24

REPRESENTATIONS

Arundel Town Council - No objection.

Arun Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:**CONSERVATION OFFICER**

The air source heat pump (ADHP) would be free standing and positioned to the rear of the listed building, adjacent to the modern extension. We are informed that all new pipes and cables will be routed within the modern extension, ensuring that no historic fabric is affected. Given its discreet rear location, its association with modern fabric, and the lack of visibility from the public realm, I consider that the ASHP will have a neutral impact on the listed building and on the conservation area.

Conclusion

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

POLICY CONTEXT

Grade II Listed Building.

Conservation Area.

2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

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

QEDM1	QE DM1 Noise Pollution
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DDM1	D DM1 Aspects of form and design quality

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a Grade II Listed Building forming part of a terrace along King Street within the Arundel Conservation Area. This application seeks planning permission for the installation of a new air source heat pump to replace the existing gas fired boiler. The works will not be visible from the street scene.

The air source heat pump (ASHP) would measure 1.1m wide, 0.5m deep and 0.9m high. It would be sited within the rear garden, to the rear of the existing extension. The ASHP would not be visible from the street scene, and would be small in terms of its size and scale. As such, the ASHP would be a minor addition to the rear of the dwelling and would not result in harm to visual amenity.

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

NEIGHBOURING RESIDENTIAL AMENITY

Due to the nature of the development, the ASHP would not result in any overbearing, overshadowing, or overlooking impacts.

The noise generated from the ASHP has the potential to cause adverse impacts to people living nearby and Environmental Health have been consulted as part of this application. Environmental Health have raised no objection to the development.

The development would not result in unacceptable noise impacts and is in accordance with Arun Local Plan policy QE DM1.

HERITAGE

The property is a Grade II Listed Building within the Arundel Conservation Area and in close proximity to other listed and locally listed buildings. The proposed ASHP would be positioned to the rear property, where it would not be visible within the street scene. Views from neighbouring rear windows would also be limited due to its sitting and modest scale of the unit. The Conservation Officer has raised no objection to the proposal.

The proposals would preserve the significance of the listed building and conservation area in accordance with Arun Local Plan policies HER DM1, HER DM3 and HER SP1, and the NPPF. The development would not result in harm to the significance of the heritage assets.

SUMMARY

The proposed development is in accordance with the relevant development plan policies, therefore it 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.

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
Proposed Elevations and Plans
Air Source Heat Pump Plans
Schedule of Materials

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

- 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.