

From: Zac Denton
Sent: 11 April 2019 15:13
To: Planning.Responses
Subject: FW: AB/14/19/HH & AB/15/19/L

Consultation response

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Martyn White
Sent: 11 April 2019 11:43
To: Zac Denton
Subject: AB/14/19/HH & AB/15/19/L

AB/14/19/HH & AB/15/19/L

This application relates to a two storey extension, single storey rear extension and external staircase.

Mews house is a 2 storey, link detached building. It has a flat roof and is constructed from brick. The rear of the house is finished with a white paint and red tile cladding, whilst the western elevation has a climbing plant on it. The property itself has been altered over time with various works taking place to it. These include replacement windows and what can be described as a first floor balcony which is accessed by a spiral staircase. The northern and western elevations of the property are visible from an adjoining road which provides access for a number of surrounding properties.

To the front of Mews house is a stone built boundary wall, which extends from neighbouring properties, and further along the road. The remaining boundary treatment for the property consists of close boarded fencing.

The property adjoins a larger terraced building, which is constructed from a similar brick on the front northern (front), and eastern elevations, whilst the remaining two elevations are painted. This neighbouring property has been identified as a listed building, with the following different assets being associated with it:

- Tower House and no 1 London road and railings to Tower House and No 1 London Road

- Wall of Tower House to north and east of garden and of No 14 Maltravers Street continuing to west of
- Raised pavement in front of Tower House including railings
- Brick gate piers to west of No 1 London Road

There are also a number of other assets in the local area including Arundel Priory and St Nicholas's Church and boundary walling.

Further, the property is located within the Arundel Conservation Area. Development in this location therefore has the potential to affect a number of heritage assets.

Whilst some form of heritage assessment is included within the application, it is very limited, and does not fully assess the significance of any assets affected by the proposal i.e. those referred to above. Such information should be provided in accordance with paragraph 189 of the NPPF (2018). Such information is required to assess the impact of the proposal upon the assets. In light of this I provided the following commentary

This area of the town contains a combination of buildings, with the oldest dating back to the medieval period (which have been restored at various times), buildings from c1800, along with some small-scale infill housing development which was constructed in the late 20th century. Tower House/1 London Road form an attractive early C19, imposing property that plays a significant role in the street-scene. The other listed structures associated with it are of a similar character and form part of a strong developed group. The application property is viewed as part of this attractive group.

The proposed works essentially cover two elements: a single storey rear extension and a rear, two storey extension. The two storey extension consists of a conservatory at first floor level, and a room at the ground floor.

The concept of extending the property is considered to be acceptable, if it is undertaken in a sympathetic manner. Having had the opportunity to review the plans, the following comments are provided:

The single storey element of the proposal is closest to the Tower House and number 1 London Road, but would be located so as to not be visible from highway, or extensively from the neighbouring private road. It would be attached to an existing single storey structure, which would reduce its impact on the neighbouring listed building. The simple form of the building appears to be acceptable, but the concept of a fully glazed roof could be problematical with regards to light pollution etc.

For the two storey extension, it is not clear how the current proposal has been based on the established characteristics of the local area. The current plans appear as if a standard conservatory has been placed on the first floor of the building, with no consideration given to the context.

Such a structure is not found in such a prominent location. It is noted that the dwelling appears to have a flat roof when viewed from the street, whilst the proposal has a pitch.

There would also be a significant amount of glazing/substantial framing which would allow the interior of the new rooms to be visible from the surrounding area. This is in conflict with the character and appearance of those properties in the local area, and not capable of support in its current form. There could also potentially be issues with light pollution.

It is considered that the conservatory element looks visually cluttered, and therefore out of character with the host dwelling, and the character and appearance of the conservation area.

As a consequence, the application can be considered to cause harm to the local area. This can be concluded as less than substantial harm. As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

For your information, public benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation