AB/160/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Demolition of existing flat roofed rear bathroom and extension to form ground floor living space. Internal alterations to re position bathroom into existing rear bedroom. Reposition boiler into second floor bedroom. 17 Mount Pleasant Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear extension
SITE AREA	125 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Uphill from south to north
TREES	None affected
BOUNDARY TREATMENT	Rear north side boundary has flint wall + trellis approximately 1.8m in height, south side boundary is enclosed by wall of outbuilding to properties 16 & 18 Bond Street, rear east boundary enclosed by wall of outbuilding.
SITE CHARACTERISTICS	Terraced flint property with a grey slate roof, flat roof kitchen extension, outbuilding in rear garden. Access to the rear of the property is via the passageway between 45 King Street and Old Hospital Site.
CHARACTER OF LOCALITY	Predominantly terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection
LOCAL GROUPS	None
One letter of objection	• Development will abut our external wall. Should be double wall – i.e. our wall and the same again – to allow soundproofing • Concern about disposal of rainwater

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
English Heritage	No comments
Conservation Area Advisory Committee	No comment
District Conservation Officer	~~Awaited~~ None

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Conservation Area Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH4, CH5
Arun District Local Plan: GEN7, AREA2, DEV19

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

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, the established character and appearance of the Conservation Area, and the setting of the Listed Building.

COMMENT ON CONSULTATION RESPONSES

~~None~~ Noted

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COMMENT ON REPRESENTATIONS RECEIVED

Noted. Soundproofing and disposal of rainwater are matters controlled by Building Regulations.

ASSESSMENT OF PROPOSAL

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."

In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of reserving the building or its setting or any features of special architectural or historic interest which it possesses".

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of neighbouring properties, would preserve the established character and appearance of the Conservation Area, and not adversely impact upon the setting of the Listed Building.

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

The single storey extension is visually integrated to existing so as not to adversely impact upon the Listed Building; it would be an improvement to the inappropriate existing flat roof extension and nondescript outbuilding. It will not protrude above the north boundary wall, no windows are present in the roof slope, and sufficient distance is retained between it and remaining boundaries. Taking these factors into account, any adverse impact onto neighbouring properties is avoided. For the above reasons, the proposal would enhance the established character and appearance of the Conservation Area, and, therefore, the locality. It is therefore recommended the planning application be approved subject to the conditions set out overleaf.

ARUN DISTRICT COUNCIL:AB/160/07/ 08/10/2007

RECOMMENDATION AB/160/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: AB/160/07/

1 **To Addressee**

2 **Site Address**

17 Mount Pleasant
Arundel
BN18 9BD

3 **Description of Development**

Demolition of existing flat roofed rear bathroom and extension to form ground floor living space. Internal alterations to re position bathroom into existing rear bedroom. Re position boiler into second floor bedroom.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of No. 17 Mount Pleasant Arundel as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

CONDITION 3 This permission relates to the plans as submitted and amended by substitute plans dated 05-11-2007.

Reason: For the avoidance of doubt.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding Conservation Area and its character and appearance, or the setting of the Listed Building, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH4, CH5

LOCAL PLAN: GEN7, AREA2, DEV19

NATIONAL POLICIES: PPS1, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mr M Porter