PLANNING APPLICATION REPORT

REF NO: **AB/16/09/**

LOCATION: 1 Surrey Wharf
Arundel

PROPOSAL: Proposed alterations for wheelchair use and associated rooms in the roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above with a pitched roof dormer to the front and rear of the property and enlargement of the roof adjoining the neighbouring property to incorporate a stairwell.
SITE AREA	Approximately 173 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick wall approximately 1.6m high to the north boundary and enclosing the rear garden. Open to the front of the property.
SITE CHARACTERISTICS	End of terrace single storey property. Red brick quoin and flint walls. Red tiled hipped roof adjoining 2 storey neighbouring property.
CHARACTER OF LOCALITY	The site is located within a cul-de-sac which is adjacent to the River Arun. Mixed styles and types of new and old terraced properties within close proximity. Public access to neighbouring properties runs along the north boundary of the site.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Chairman - CAAC

Consultations responses received:

Conservation Area Advisory Committee: No Comment

Conservation Officer: No objection, subject to the materials matching the original.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-up Area Boundary
Conservation Area

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

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.

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 comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, and the development would preserve the character and appearance of the conservation area in which the builidng is located.

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 or legislative background.

CONCLUSIONS

The proposed application is for alterations to the roof to incorporate a pitched roof dormer to the front and rear of the property and to extend the roof adjoining the neighbouring property to incorporate a stairwell, 2 bedrooms and a shower room within the roof space. The alterations would also create internal disabled access, a ramped access to the front of the property, an obscured roof light and a sun pipe above the new stairwell.

The proposed dormers will be pitched roofed, therefore the design will relate sympathetically to the existing roof. The ridge height of the dormer will match that of the existing roof ridge and the proposed alterations will appear subservient to the existing roof and the main 2 storey property.

The roof adjoining the neighbouring property is to be extended, it is thought that the extended roof will not be viewed within the street scene and will not have any demonstrable affects on the visual amenity of neighbouring properties due to it being screened by the existing roof. The proposal is to incorporate a roof light within the north elevation of the roof which will be to increase light within a shower room and will be 1.5m to the sill height. It is not thought that the roof light will cause any demonstrable overlooking of neighbouring properties as the proposed roof light will be obscure glazed.

The proposed ramped access to the front of the property will be viewed as a part of the street scene, but given the scale of the ramp it is not thought that the works will cause any unacceptable loss of amenity to the appearance and character of the surrounding Conservation Area. The proposal thereby meets the applicable test to preserve or enhance and complies with development plan policies and advice from central government contained in PPG15.

It is therefore recommended that this application be approved subject to the following conditions.

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 materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies CH4 and DEV1 of the West Sussex Structure Plan and policies AREA2 and GEN7 of the Arun District Local Plan.

3 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 area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC1, CH4

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1

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