

RECOMMENDATION REPORT

APPLICATION NO. AB/188/07

COMMITTEE ☐ - DATE: _____

DELEGATED ☒

	DATE	SIGNATURE
Prepared by Case Officer	23.1.08	J. A. Chapman.
Agreed by Team Leader	29-01-08	GA
Agreed by H.O.P.S / P.C.M. (If required)		
O.S. Extract requested		

Comments:

APPLICATION REF: AB/188/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Single storey extension to rear, 77 Maltravers Street, Arundel.
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension on the rear measures approximately 8.5m in length, 4m in depth and 3.4m (maximum) in height.
SITE AREA	Approximately 437 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Property is on a higher level from Maltravers Street and garden is on a lower level than the property.
TREES	None affected.
BOUNDARY TREATMENT	Front boundary is directly onto the highway. Rear boundary has flint & brick wall approximately 3m in height, west side boundary has flint wall approximately 1.8m in height, east side boundary has flint wall + wall of adjacent extension approximately 3m in height.
SITE CHARACTERISTICS	C19 Grade II Listed Building. The property has two chimney stacks, two ornamental lions by front entrance, three steps leading to entrance door with canopy over front door. Single storey extension on rear elevation. Rear garden area has five steps leading down second level of garden. The walls are rough rendered painted yellow, white painted window frames with a grey pitched slate roof.
CHARACTER OF LOCALITY	Within the Arundel Conservation Area comprising detached, semi-detached and two storey terraced properties, many of which are listed buildings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
-----------	---------------------

APPLICATION REF: AB/188/07

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	No comment.
County Design	None.
Conservation Officer	This is a well designed extension and will not adversely affect the character and appearance of the Conservation Area.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within the Arundel Conservation Area Grade II Listed Building Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH4, CH5 Arun District Local Plan : GEN7, AREA2, DEV19, GEN22

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.
--

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to comply with relevant Development Plan policies in that it would

APPLICATION REF: AB/188/07

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area and the Arundel Conservation Area.

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 proposal is to demolish the existing conservatory and bay window on the rear elevation of the property and erect a 4m deep single storey extension along the back of the house which will create additional accommodation and the installation of two french doors providing access to the rear garden. The roof of the proposed extension over the extended sitting rooms will create a balcony with a cast iron balustrade to the master bedroom and the existing first floor window will be removed and replaced by new french doors providing access to the balcony area. The roof over the dining area is flat but will have a large roof lantern lighting the dining room area and kitchen beyond.

There are no immediate properties to the rear of the proposal and the proposed extension will not project beyond the rear wall of the neighbouring property No 79. The neighbouring property No 73 has a flat roof extension on the rear of the dwelling that is approximately 1.3m from the proposal and approximately 4m in height and although the extension is set forward of this building by approximately 4m it is not considered that the proposed extension with balcony over would detrimentally harm the occupiers of this property by way of overbearing effect, overlooking or loss of privacy.

It is not considered that the extension would dominate the existing building and due to its rear location would not be obtrusive in the context of the street scene, nor would it compromise the surrounding residential area or the character and appearance of the Conservation Area.

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

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

AB/188/07/

RECOMMENDATION

Application Ref: AB/188/07/

1**To Addressee****2****Site Address**

77 Maltravers Street
Arundel

3**Description of Development**

Single storey extension to rear.

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.

G24A

RECOMMENDATION

AB/188/07/

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

Reason: In order that the special architectural and historic interest of the listed building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and GEN7, GEN22 of the Arun District Local Plan.

CONDITION 3 Details and sample of the cast iron balustrade shall be submitted to and approved by the Local Planning Authority before development is commenced and the balustrade shall be constructed in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

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, CH4, CH5

LOCAL PLAN: GEN2, GEN7, GEN22, 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: Mrs J Chapman