

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

REF NO: AB/19/21/HH

LOCATION: 32 Maltravers Street
Arundel
BN18 9BU

PROPOSAL: Erection and replacement, with new, of an original chimney, the existing rear single storey extension, the external steel staircase and bridge, french windows, and new brickwork to the existing Twitten window, plus roof light, roof tiles and dormer lead cladding to the rear main roof. 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/105/07/	Demolish top 1.0m x 750mm wide brickwork to garden retaining wall. Erect a steel stair & bridge over alleyway. A new smaller replacement summer-house	ApproveConditionally 19-09-07
AB/70/06/TC	Fell 1 No. Cupressus Macrocarpa within the Arundel Conservation Area	No Objection 28-06-06
AB/71/95/L	Application under Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 for repair of a retaining wall	Apprvd Cond by DCLG 20-11-95

REPRESENTATIONS

Arundel Town Council:
No objection provided the tiles match that of the existing.

Arun District Conservation Area Advisory Panel:
No objection and the proposal does not cause harm to the conservation area. If the works are carried out to the correct standard and quality then they will comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of non-designated and designated heritage assets.

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

Erection and replacement, with new, of an original chimney, the existing rear single storey extension, the external steel staircase and bridge, French windows, and new brickwork to the existing Twitten window, plus roof light, roof tiles and dormer lead cladding to the rear main roof.

Number 32 Maltravers Street forms a group with its immediate neighbours (28 and 30), all of which have been identified as locally listed buildings or structures of character. As such they are non-designated heritage assets.

The three buildings are early 20th Century attractive Arts and Crafts/Shavian appearance which first appear on the 1911-1912 OS map of Arundel. All three buildings are well maintained and appear to have had very little external alterations to the street facing elevations. The group is particularly prominent in the street scene due to its design and location on the higher land level on the north side of the road. It makes a distinctly positive contribution to the character and appearance of the conservation area.

The Arundel conservation area is expansive, encompassing the historic core of the town, Arundel Castle and the cathedral. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Leading westwards from High Street. Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. The building which is the subject of this application is located on the northern side of the road and complements the variety of attractive buildings found in this particular part of the town.

The Proposal

The application relates to a number of different proposals including:

- alterations to an existing rear, single storey element of the building
- replacement of modern French windows to the rear sitting room with something more in keeping to match the style of the original doors
- the erection of a new chimney to replace one previously removed
- replacement of plain roof tiles and dormer lead work for matching original materials to the rear main roof pitch of the house.
- replacement of an existing rooflight
- replacement of the existing steel staircase and bridge over the Twitten, with a replacement cast iron spiral staircase and steel bridge of similar proportions.

The alterations to the rear single storey element of the building will alter what appears to be the original layout of this part of the building. This will also remove a certain amount of historic fabric. However, it is also noted that it will allow the existing rooms to be better used, whilst also creating a more usable area of open space in the neighbouring courtyard. The proposed design is considered to reflect the host building, with a great deal of thought put into the appearance and materials. Likewise, whilst it would have helped to understand what the replacement French windows will look like, the reintroduction of ones of a more appropriate design will have a positive impact upon the building.

Both the replacement of the roof tiles and roof light on the rear elevation appear to be acceptable, as long as the replacement tiles are appropriate for the building.

Chimneys are often particularly important features of many house designs, which as well as being functional, provide interesting and distinctive patterns in the roofline, often making a positive contribution to the particular quality and general appearance of an area.

The erection of a new chimney to reflect one previously removed on the west elevation of the building is considered to be positive as it will re-introduce a lost element of the original design. I note that the intention is to replicate the previous chimney based on the photograph identified and included as part of the application. Whilst this is positive, I am of the opinion that it would have to be carried out to a very high level of quality and detail so as to ensure that it has the desired impact. This will include high quality materials, mortar, pointing, appropriate brick bond etc. If minded to approve the application it is suggested that a sample of the brick should be agreed by the LPA along with the profile, dimensions and brickwork detailing (bond etc) of the chimney.

Conclusions

It is considered that the proposals will have a positive impact upon both the building and conservation area and are capable of support. The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Designation applicable to site:

Locally Listed Building

Within the Arundel Conservation Area

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM3	HER DM3 Conservation Areas

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Pan. Additionally, Policies 1 and 13 of the Arundel Neighbourhood Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM3 ensures that development will only preserve or enhance the character of the Conservation Area of which they area within, or affect the setting of.

Policy AR1 of the Arundel Neighbourhood Plan defines the Built Up Area Boundary of Arundel, as shown on the Policies Map, for the purpose of applying policies SD SP2 and C SP1 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

The alterations and extension to the host dwelling has limited views to the public realm, due to its siting. However, it is not considered to be an unacceptable addition to the host dwelling, nor have a significantly harmful impact upon the character of the locality/conservation area due to the design of the addition appearing well integrated with the character of the dwelling, and the use of materials to match.

The modest scale of the proposed extension, and its siting the impact on the conservation area is limited through the screening from the trees and limited views from the public realm due to location to the rear of the property. Furthermore, due to the siting of the extension on the northern elevation of the building, the majority of the works will not have any presence within the street scene of Maltravers Street. The materials proposed are to match that of the existing as such there is considered to be limited impact on the conservation area, the host dwelling, and area, as a whole.

As such, the proposed development is considered to be in accordance with D DM1, D DM4 and HER DM3 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any significantly harmful overshadowing or overbearing impact upon the occupiers of the neighbouring dwellings due to the siting of the extensions and the separation distance from the dwelling to the north allowing there to be no harmful overshadowing impact on principles rooms to the dwelling to the north of the site. The development is not considered to result in the creation of any openings of which allow for views of which are different to those available from the host dwelling.

Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

IMPACT ON CONSERVATION AREA

The proposal is situated within the Arundel Conservation Area. Given the siting of the proposed works, there are limited views from the wider area and as such is not considered to give rise to any adverse impacts upon the area. The application form states no trees or hedges will be removed or pruned in order to carry out the proposal. As the property falls within a Conservation Area relevant consents will need to be obtained if there were to be any trees removed. An informative will be included regarding this. The proposal is considered to preserve the appearance of the Conservation Area and accord with HERDM3 of the Arun Local Plan.

Para 189 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage asset is of some significance. Para 190 requires the LPA to

consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage asset as a result of the modest alteration proposed and the use of matching materials. Para 193 states. "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation"

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a 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.

As a result of the scale of the works, the proposal is not considered to materially affect or harm t the character or from detract from the visual appearance of the Conservation Area and is not considered to harm the significance of the heritage asset.

SUMMARY

The proposed development is deemed to comply with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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

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:
 - Block Plan PL02B
 - Site and Roof Plans JW2012ARU-PL03 B
 - Ground Floor Plans JW2012ARU-PL04 E
 - Existing Elevations JW2012ARU-PL05 B
 - Proposed Elevations JW2012ARU-PL06 Rev D

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

- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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 National Planning Policy Framework.