

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

REF NO: AB/22/21/HH

LOCATION: 17 Maltravers Street
Arundel
BN18 9AP

PROPOSAL: New slate roofed porch to rear door, new back door to replace existing rotten door, new insulated roof access window to provide maintenance access to butterfly roof valley, replace broken slates & refix slipped slates, various timber repairs to windows to rear elevation, rearrange lower ground floor to swap existing kitchen with dining area, new steel garden gate, relay foul drain in garden, replace i.c covers & connect to existing invert. This application affects the character & appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application includes the same description as the accompanying listed building consent application. The only items in the description requiring planning permission are the new slate roof lean-to porch to the rear entrance and new roof window to provide maintenance access to butterfly roof and valley gutter.

REPRESENTATIONS

Arundel Town Council - Objection
- Insufficient information. The application contains sufficient information to allow determination. A substitute block plan and details of the conservation style roof light have been added/substituted as part of the application.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No Objection
The porch is of a scale as to not impact upon the rear elevation and would to some extent help to shield the more recent extension. Appropriate materials are proposed and should reflect those already at the property.

POLICY CONTEXT

Designation applicable to site:
Listed Building Grade 2
Arundel Conservation Area
Archaeological Notification Area
2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIESArun 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)
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, AR1 of the Arundel Neighbourhood Development 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 DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

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 Development Plan states built up area boundaries remains an important feature of the new Local Plan in distinguishing how planning applications are considered if they relate to land inside or outside a boundary.

DESIGN AND VISUAL AMENITY

The property is a Grade II listed building which is located in the Arundel Conservation area. It forms part of a terrace of early C.19 houses of red brick elevations with a hipped slate roof and red brick chimneys. The ground floor of each house has 1 segmental bay each with 3 double-hung sash windows with glazing bars, and moulded cornice with consoles. Front doors with 6 fielded panels, and semi-circular fanlights, in concentric plain brick arches. The property is set at the back of pavement and is currently, generally in a good condition.

The proposals will be situated to the rear of the property and will not be visible to from the street scene or the wider area and therefore not have an impact on the character and appearance of the area.

The single storey rear extension is considered to appear subservient to, and well integrated in design with the host dwelling. The lean-to porch to have a slate roof to match the existing building. The support posts will be 100 x 100 square chamfered timber posts on steel shoes. Where it abuts the existing building, the new roof will be dressed with lead flashing and soakers into the existing weatherboarding. At the edge of the roof the lead will be chased into the existing garden wall and receive a mortar fillet. The new timber door will be a hardwood half glazed stable door

Due to the single storey nature of this development and use of materials which are similar to the host dwelling, it's not considered to result in an adverse appearance on the street scene given it's rear location, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension is situated at the rear of the property will be adjoined to the host dwelling and will have minimal impacts by way of overshadowing/overbearing effects on the neighbours.

With regard to potential for loss of privacy there are no openings proposed that provide any overlooking into neighbouring properties. The rooflight cross section demonstrates that no adverse overlooking will result given the position in relation to floor heights.

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

HERITAGE ASSETS

The property is located within the Arundel Conservation Area..

Para 189 of the NPPF requires the LPA (local planning authority) to identify the significance of the heritage asset affected by a proposed development. The property is of some significance to the Conservation Area and Listed Building.

Para 190 requires the LPA consider the significance of the impact upon that heritage asset. Whilst the development is located at the rear elevation, due to the small scale of the development proposed and the use of matching materials, it will retain the appearance of the dwelling and is therefore considered to have no harm to the significance of the asset and preserve the appearance of the Conservation Area.

Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the development does not cause harm to the conservation area in which it is sited, the host dwelling as a listed building. This is due to the modest scale of the proposed rear extension and its siting at the rear of the host dwelling. As such, there will be few available views of the extension from the Conservation Area. With regard to potential for impact upon the Listed Building, the extension appears subservient to the host dwelling, and is not considered to harm the significance of the heritage asset to which it attaches. In order to ensure this, conditions relating to materials and finishes will be applied to the sister application AB/23/21/L.

Due to the siting and design of the proposal and sympathetic materials, the proposal is not considered to cause harm to the Conservation Area and accord with HER DM3 and Listed Building with HER DM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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:
Proposed Roof Section 22
Block/ Site Plan 2A
Location Plan
Proposed Front Elevation 13
Proposed Rear Elevation 14A
Drainage Plan 17
Proposed Roof Plan 16A
Proposed Lower Ground and Ground Floor Section 20A
Lower Ground Floor Plan 7B

Proposed Ground Floor Plan 8B
Proposed First Floor Plan 9
Proposed Second Floor Plan 10

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.