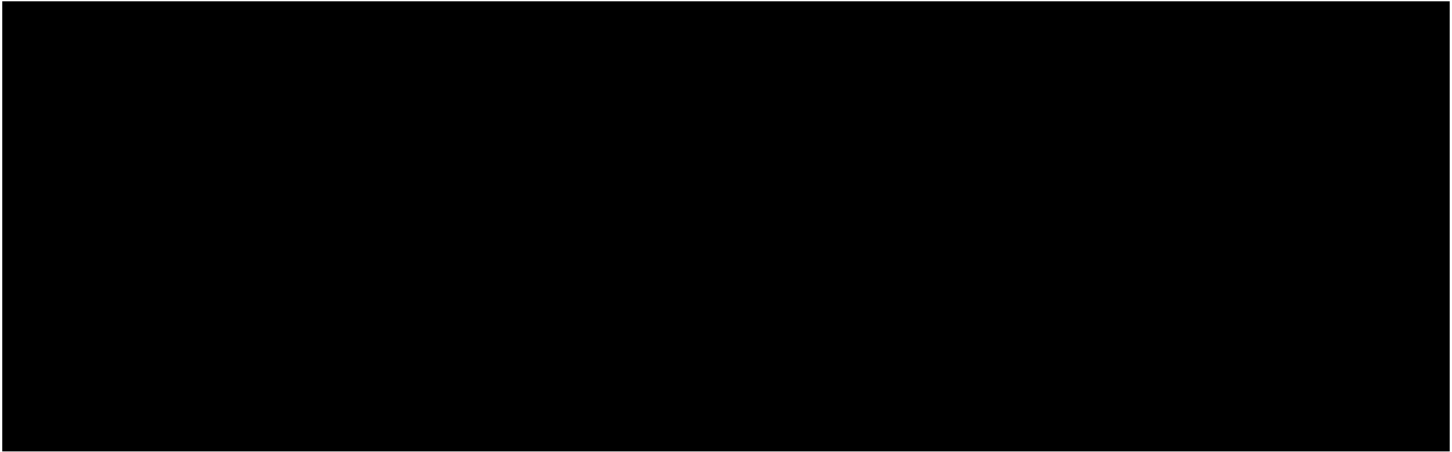






From: Martyn White
Sent: 16 April 2019 10:14
To: Anita Gardner
Subject: AB/23/19/PL

AB/23/19/PL

The application relates to the conversion and change of use of a retail unit in to two residential units.

The property affected by the proposal is located within the Arundel Conservation Area, with a significant number of Listed and locally Listed buildings present in the local area.

67-69 Tarrant Street is a three storey building which is located on the corner of Tarrant Street and Arun Street, with the principal elevation fronting directly on to Tarrant Street. The ground levels drop significantly down Arun Street from north to south which means that the basement is exposed on the side elevation. This currently allows for side access to be provided at basement level.

Tarrant Street is a fairly narrow road with a number of small shops and houses. There is a formal building line which is evident in the majority of the conservation area. The surrounding listed, and Locally Listed Buildings all front on to the street, and are a mixture of two and three stories high. These properties are either rendered or constructed from brick, and are all in good condition. There is a strong sense of group value derived from so many properties of similar character being present in the local area.

The existing elevations retain the character and appearance of their current use; a full width glazed shop front with two doors serving the once separate shop units is still present. Such a feature is an important element of the building and contributes towards its character.

The building also forms a focal point from a number of vantage points, including from Kings Arms Hill, and therefore forms part of local sightlines.

The proposal to change the use to residential will result in the loss of another retail element in the street. However, it is considered that there is still a significant amount of retail units further to the east in a more prominent part of the street. The proposed use will reflect the established character for this part of the conservation area. Such a proposal is therefore, on balance, acceptable.

The subdivision of the property into two units reflects a historic division, whilst the internal alterations are such that they do not harm the established character of the building. It is good to see the former ground floor retail spaces remaining as 'open-plan'.

The key area of the proposal is the replacement shop front. The Design and access statement identifies the fact that the shop front has been altered and that the proposed one will reflect the character of the building. It is considered that the replacement windows will not harm the building, but that their success in terms of respecting the building and local area, will be related to the quality of the materials and the detailed design issues. If minded to approve the application clear, drawings will need to be provided to the council identifying how the windows will look.

The proposed replacement of the windows on the eastern elevation is supported as it will remove those of a modern, inappropriate appearance.

The new windows located at the front elevation (at basement level) will not harm the building. Details of the windows should be supplied to the council, by way of condition. The colours of the windows and doors should also be confirmed in order to ensure that they are suitable.

The proposal is therefore considered to be acceptable, and not cause harm in accordance with the relevant policies of the adopted Local Plan 2018. This is subject to additional information being supplied to the council prior to development commencing.

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