

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

02 March 2021
Ref: HJ/Let/P1802

Dear Sir/Madam,

19A, 19B, 19C, 21, 23, 25, 27 and 29 River Road Arundel, West Sussex. Works to reinstate boundary walls, balconies and outbuilding.

This planning application is submitted on behalf of the Environment Agency for the above works which are necessary as a result of subsidence caused by recent Arundel Tidal Defence Works along the River Arun. These works were carried out under the EA's statutory responsibilities but unfortunately resulted in damage to existing boundary walls, balconies, outbuilding and patio areas at the rear of the above mentioned properties.

The works to the River Walls were carried out under the EA's statutory powers and are not included within this planning application.

Related works not requiring planning permission to the above properties have already commenced on site and the reinstatement of boundary walls, rebuilding of balconies and an outbuilding are programmed to commence shortly. To this end we request Arun District Council's earliest attention to this matter.

Proposals

The proposed works include the following to properties along River Road as follows:

19A and 19B – reinstatement of boundary walls and replacement balcony;

19C – reinstatement of boundary wall (balcony permitted separately AB/72/20/HH);

21 – reinstatement of boundary wall and outbuilding (render elevations and slate roof);

23 - reinstatement of boundary wall;

23a - reinstatement of boundary wall and rebuilding of balcony and stair;

25 - reinstatement of boundary wall and ornamental garden gate;

27 - reinstatement of boundary wall and ornamental garden gate;

29 - reinstatement of boundary wall and fence.

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Site Context

The site relates to a row of properties on the north side of the River Arun with rear gardens that meet the riverside. The site is within the Arundel Conservation Area. Properties 21 to 29 are traditional terraced cottages fronting River Road with varying extensions and alterations to the rear which presents a pleasant albeit inconsistent visual appearance when viewed from the river.

Nos. 19A to 19C are a more modern terrace of 3 buildings with a more uniform appearance when viewed from the rear. The building to the east, the Boathouse is Grade II listed.



As can be seen from the above image the damage caused to the rear of these properties has resulted in the removal of balconies, boundary walls for safety reasons.

Planning History

There is no relevant planning history aside from the recent approval of a replacement balcony at no.19A River Road:

AB/72/20/HH Replace the existing balcony, rebuild boundary walls and other alterations.
Approved 02/09/2020

Planning Policy

In this case, the key policies are deemed to be D DM1, D DM4, HER DM1 and HER DM3 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 requires the protection of listed buildings and DM3 ensures that development will only preserve or enhance the character of the Conservation Area of which they are within or affect the setting of.

Heritage Impact Assessment

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out requirements and obligations regarding the protection of listed buildings, conservation areas and their settings. The Act requires the Local Planning Authorities to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Paragraph 189 of the National Planning Policy Framework requires such information to be provided in order to assess the impact of the proposal on these assets.

As stated and shown on the supporting drawings, the proposals are primarily to reinstate collapsed boundary walls between properties, caused by the recent river wall works, at an appropriate height and through reuse of existing materials wherever possible. The outbuilding at 23a is to be rebuilt with render and slate.

Balconies at 19 A and 19 B are similar to the originals and intended as replacements. There is a minor difference in size and materials proposed for these balconies to that approved at 19C. Whilst the terrace of dwellings is symmetrical in appearance and use of materials (predominantly), the nature and character of the conservation area and rear of buildings along the north side of the river is anything but, with a wide variety of rear extensions, outbuildings, styles and materials that contribute to the particular and unique character of the area. It is not considered that the proposed balconies would need to be entirely uniform or slavishly adhere to the symmetry of the modern 1980s block and some minor variation would add some visual interest and be more complimentary of the surrounding character of this part of the conservation area. The differences in scale and materials are minor and as almost like for like replacements for the damaged balconies the new would result in little or no visual change from previously.

In terms of the adjacent listed building the reinstatement of the boundary walls and the balcony replacements would have result in little or no additional impact upon the asset.

In this instance the development does not cause harm to the conservation area in which it is sited or neighbouring listed buildings. Overall, the reinstatement and replacement works would result in no detrimental impacts to the host buildings, the heritage asset or its setting in compliance with the requirements of the Act, national planning policy and the provisions of the development plan.

Design and Visual Amenity

The main considerations relate to the urgent need to reinstate boundary walls, an outbuilding and balconies that were damaged as part of the works to the River walls. AS reinstatements, utilising existing and salvaged materials wherever possible there are considered to be no detrimental impacts in terms of design or visual amenity.

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

Neighbouring Amenity

The replacement of the balconies, or the rebuilding of the boundary walls are not considered to result in any significant overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. The development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan.

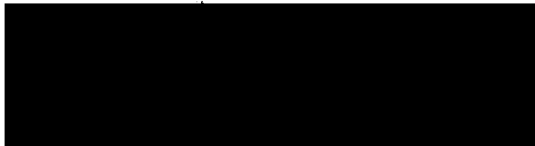
Flood Risk

The site is primarily within shown in Flood Zone 1 although on the edge of Flood Zone 3 due to the proximity to the River Arun. In flood risk terms the site is protected by the River Arun Arundel Tidal Defence Works specifically and is therefore at low risk flooding.

As mentioned above, much of the programme of works (not requiring planning permission) is underway and on behalf of the EA we request the Council's earliest attention to this application in order to allow the repair and replacement works to be completed asap.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James
MRTPI
Director