

PLANNING APPLICATION REPORT**REF NO:** AB/3/11/**LOCATION:** Arundel Cathedral House
2 Parsons Hill
Arundel**PROPOSAL:** Repairs & alterations to garden wall within curtilage of cathedral house**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal relates to an existing flint wall within the garden. The application includes repair of the wall and the provision of an additional brick buttress on its eastern side towards the southern end.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Wall is approximately 3m high and is located in the centre of the garden. Close boarded fence approximately 1 - 6m high to south.
SITE CHARACTERISTICS	Existing flint wall 3m high with one brick buttress to northern end. Yellow brick piers, one pillar style. Bands of red bricks. Coping of stone on top. Wall is leaning to east and is approximately .3m wide.
CHARACTER OF LOCALITY	Predominantly residential. Town centre location. Historic core.

RELEVANT SITE HISTORY

AB/4/11/L	Application for Listed Building Consent for repairs & alteration to garden wall within curtilage of Cathedral House	Approve Cond 16-02-2011
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None

REPRESENTATIONS**Representations received:**

Arundel Town Council Awaited.

Comments on Representations received:

None

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Designated Conservation Area

Grade II Listed building

DEVELOPMENT PLAN POLICIES

South East Plan: [SEPBE6](#)

Management of the Historic Environment

Arun District Local Plan: [GEN7](#)

The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS5

Planning for 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.

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the 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.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the 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 proposed works involve repairs to the coping which is defective and missing in places. This would help to prevent the ingress of water and further deterioration of the wall. It is also proposed to add a further buttress towards the southern end of the wall and the design of the buttress would match the existing. This would arrest the lean of the wall and help to prevent it worsening.

The works are necessary and are supported by a structural engineer. The works would be in keeping with the appearance of the Listed wall and would be reasonable to ensure its long term retention. There is therefore no adverse effect on the character or appearance of the Conservation Area or the visual amenities of the locality.

The application is recommended for approval subject to the following conditions.

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 FIG03, FIG04, 766/20/01 and 01revA.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the additional buttress hereby permitted shall match in colour and texture those of the existing buttress.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN7

SOUTH EAST PLAN:BE6

NATIONAL POLICIES: PPS1,PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.