



Arun District Council
Arun Civic Centre
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8th March 2022

Arundel Town Council
Sue Simpson (clerk)
Town Hall
Maltravers Street
Arundel
BN18 9AP

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/3/22/HH
Site Address: Mews House London Road Arundel BN18 9BH
Description of works: Conversion of loft to habitable use including installation of 3 x dormers and roof terrace, addition of rendering, and alterations to fenestration/openings. This application may affect the character and appearance of the Arundel Conservation Area and affects the setting of a listed building.

Thank you for your internet representation made on 7th March 2022 which has been recorded as an objection with the comments as follows:

OWPC44942

The Committee objected to the Application because the property is in a prominent position in the town and although the roof alterations may be sympathetic to the street scene, the submitted plans do not give a great deal of detail into the proposals. The glass roof terrace will be in a very prominent position. The current existing roof terrace is at the rear of the building and less conspicuous.

Policy HER DM1 sets 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 are within, or affect the setting of listed buildings.

The proposed development, by virtue of its unsympathetic design and prominent location is considered to have an unacceptable and incongruous impact upon the character and appearance of the host dwelling as well as that of the immediate locality contrary to policy HER DM1 of the Arun Local Plan. Also, the proposal involves harm to the Grade II Listed Building, the setting of nearby heritage assets, and the Conservation Area. Therefore, the proposal conflicts with policies HER DM1 and HER DM3 of the Arun District Local Plan. It also fails the public benefit test, as set out in Paragraph 196 of the National Planning Policy Framework.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>