

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

REF NO: AB/40/20/HH

LOCATION: Mews House
London Road
Arundel
BN18 9BH

PROPOSAL: Single story rear extension with roof terrace extending across to existing terrace, shiplap panelled ground floor wall, addition of rendering, alterations to fenestration & new brick garden wall. This application may affect the character & appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AB/41/20/L	Listed building consent for a single story extension at rear of property with roof terrace extending across to existing terrace, shiplap panelled ground floor wall, addition of rendering, alterations to fenestration & new brick garden wall.	
AB/86/19/HH	Remove first floor stilted roof terrace and replace with ground floor extension and new first floor roof terrace. New french doors to replace single door on first floor western elevation from house to roof terrace. Brick up adjacent ground floor covered walkway for use as storage room. Replace window with door on ground floor South (rear) elevation. Replace door with window at rear of property in building linking Mews House and Tower House. Remove red tiles on first floor rear wall (added in 2007) and replace with white render. This application may affect the setting of a Listed Building. This application may affect the character and appearance of the Arundel Conservation Area.	ApproveConditionally 24-10-19
AB/87/19/L	Remove first floor stilted roof terrace and replace with ground floor extension and new first floor roof terrace. New french doors to replace single door on first floor western elevation from house to roof terrace. Brick up adjacent ground floor covered walkway for use as	ApproveConditionally 24-10-19

storage room. Replace window with door on ground floor South (rear) elevation. Replace door with window at rear of property in building linking Mews House and Tower House. Remove red tiles on first floor rear wall (added in 2007) and replace with white render. This application may affect the setting of a Listed Building. This application may affect the character and appearance of the Arundel Conservation Area.

AB/15/19/L	Listed building consent for a two storey extension, single storey rear extension and external staircase.	Refused 16-04-19
AB/14/19/HH	Two storey extension, single storey rear extension and external staircase.	Refused 16-04-19

REPRESENTATIONS

Arundel Town Council - No objection.

Arun Area Conservation Advisory Panel:

No objection as the works are to the rear and will have minor affect on the Conservation Area.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Grade II Listed Building

Within Conservation Area

Locally Listed Building

DEVELOPMENT PLAN POLICIES

[Arun 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
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas

[Arundel Neighbourhood Plan 2014 POLICY1:](#)

The Presumption in Favour of Sustainable Development

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, Policy 1 and 2 of the Arundel Neighbourhood Development Plan, and AR1 of the Emerging Arundel Neighbourhood Development Plan are relevant.

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.

DESIGN AND VISUAL AMENITY

The rear single storey extension is not visible in the street scene, and it is considered that as a result of its modest design and scale, it is a sympathetic and subservient addition to the dwelling. Therefore, the extension is considered to comply with D DM1, D DM4(a) and (b) of the Arun Local Plan. As a result of its siting, it has a reduced impact on the adjacent listed building in that it is separated from it by a single storey structure. This element of the development is accords with HER DM1 of the Arun Local Plan.

HERITAGE IMPACT ASSESSMENT

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states the decision as to whether or not to grant planning permission, for development which affects a listed building or its setting must have regard to the desirability of preserving the building or its setting. Section 72 of the same act applies special regard to the desirability of the preservation of the character and appearance of Conservation Areas. Paragraph 189 of the NPPF requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance the development causes less than substantial harm to the conservation area or the setting of a Listed Building and the proposal should be determined in accordance with the relevant sections of the Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The rear single storey extension, by virtue of its design and location is not considered to give rise to any unacceptably adverse overshadowing or overbearing impacts on neighbouring properties, as the windows are at ground level and it is limited to single storey. The roof terrace is not considered to result in any views that would result in a loss of privacy to the occupiers of nearby dwellings. The only new views would be West towards Tower House. However there are no views that result in any significant loss of privacy to the occupiers of said building, due to the fact that the majority of these views are obscured by the roof of the garage. The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is

recommended for approval subject to the following conditions.

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:
 - Location Plan
 - Proposed Ground
 - Proposed First
 - Proposed East Elevation
 - Proposed West Elevation
 - Proposed North Elevation
 - Proposed Rendering

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.