

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

REF NO: AB/40/22/HH

LOCATION: Coachmans Cottage
Kings Arms Hill
Arundel
BN18 9BT

PROPOSAL: Two storey rear extension. This application affects the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to provide a two-storey extension measuring approx. 4.6m wide by 3.05m in deep. It will extend from the western elevation and have a dual pitched roof.

RELEVANT SITE HISTORY

AB/41/22/L Listed building consent for a two storey rear extension.

REPRESENTATIONS

Parish Council - No objection.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

WS Archaeology Advisor - Comment.

- It is unlikely that works associated with the proposal would affect archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary.
Grade II Listed Building.
Conservation Area.
2km buffer zone SSSI.

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
HERDM3	HER DM3 Conservation Areas

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

GENERAL NOTE

It has been noted that the submitted plans have been incorrectly labelled. The building fronts facing eastwards and as such the rear elevation should be annotated as the 'Western Elevation' and the sides of the building should be annotated as 'Northern and Southern Elevations' respectively. However, the information submitted with the application was sufficiently accurate to enable a decision to be reached. Throughout the report the elevations have been referred to correctly by the Officer.

PRINCIPLE

In this case, the key policies are D DM1, D DM4 and HER DM3 of the Arun Local 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 DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Arundel has a made Neighbourhood Plan with policy AR1 of relevance to the application. The proposal complies with this policy being located within the built-up area boundary.

DESIGN AND VISUAL AMENITY

The proposed development is not visible from the street scene and as a result it will not have any unacceptably adverse impact on the character of the locality, or the established character of the area.

By reason that the extension has a lower ridge height and lower eaves height it will appear subservient to the host building and as an extension to an existing property will not harm its established character.

It is proposed to build the extension with a contemporary pallet of materials and will include vertical cladding and a large section of glazing to the western elevation. The cladding will naturally oxidise and will create a bucolic feel to the design providing a complementary finish to the existing red brick elevations. The finish to the roof will match the existing. Although the proposed extension would obscure the existing western elevation it is noted that the existing elevation is not of historic importance, as such

the proposed extension will achieve good visual integration with the host dwelling.

The proposed development accords with policies D DM1 (1), D DM4(a) (b) and (e) of the Arun Local Plan and Part M of the Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The extension will be located 2.5m away from the northern boundary of the site and 2.65m away from the southern. A rear garden above design guidance recommended levels will be retained. In terms of the 45-degree rule for rear extensions, as the proposed extension will not protrude further past the rear elevation of the properties nearest neighbours to the south, it will be compliant. There is a good separation gap of approx. 20m to the rear/side elevations of No.51 Maltravers Street. The proposed development is not considered to have any significantly harmful impact on the residential amenities of neighbouring dwellings by way of overshadowing or having an overbearing impact. This is resultant of its appropriate scale and suitable positioning away from boundaries.

In terms of overlooking a large, glazed gable-end has been proposed so most views achieve views overlooking the host dwelling private amenity space. A single conservation-area roof light has been proposed to the northern roof plane. As a result of its high level and good separation gaps between elevations no harm from overlooking will be caused.

In terms of not being overbearing and no negative impact arising from overshadowing from overlooking arising, the proposal accords with D DM1(3) and D DM4(c) of the Arun Local Plan.

EFFECT ON THE HERITAGE ASSET

Chapter 16 of the NPPF paragraphs 194 and 195 relate to the significance the applicant and LPA give to the proposal. A Heritage Statement has been supplied by the applicant stating that works are not to the historic fabric of the building. The building is of historic and architectural interest.

Paras. 197 and 199 relates to identification and assessment of the significance of the heritage asset and the weight given to the conservation of the asset. The building has a prominent position within the Conservation Area as it fronts directly onto the street. However, the works are proposed to the rear of the building, where they will not be visible from the wider area and as such no harm to the Conservation Area will be caused.

SUMMARY

The proposed development accords 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

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.

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;

- Proposed Ground Floor Plan KA 5
- Location Plan
- Proposed Elevations KA 4
- Proposed First Floor Plan KA 6

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.