

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

REF NO: AB/42/19/HH

LOCATION: 62 Maltravers Street
Arundel
BN18 9BQ

PROPOSAL: Single storey side extension. Single storey rear extension. Conversion of flat roof to pitched roof above kitchen to create habitable roofspace. Conversion of roofspace to habitable use to include a rear dormer. This application affects the character and appearance of the Arundel Conservation Area. The application affects the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council

No objections to this application.

Conservation Area Committee:

This locally listed building lies on a prominent corner site at the junction of Maltravers Street with Park Place.

The proposed alterations and extensions are well designed. If undertaken using the materials indicated in the Agent's Design and Access Statement and application form the proposals will represent an enhancement to the appearance of the existing building and the conservation area. It is suggested that conditions be attached to any planning permission requiring: (1) samples of bricks and tiles to be submitted to the LPA (2) roof lights to be conservation style (3) precise details of all new timber doors and windows to be submitted to the LPA.

No representation from nearby occupiers.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer -

Number 62 Maltravers Street has been identified by the council as a Locally Listed Building or Structure of Character, and is therefore a non-designated heritage asset. The property is also located within the Arundel Conservation Area.

One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town.

Maltravers Street, in particular, is identified, towards the top of the hill, as being carved into the hillside with a raised carriageway on the northern side. The street contains a great variety of distinctive houses.

There are also a number of listed buildings surrounding the site, which all play a significant part of the established character of the local area. Properties on the southern side of the road are predominantly small scale residential, terraced houses, which retain a wealth of original features and characteristics.

The listed buildings on the northern side of the road are more substantial in nature, and those in the immediate area to the site are larger, detached properties, with pleasant gardens.

The property in question is a two storey, painted brick and rendered structure, with a clay tiled roof. It is fairly visible on the street-scene, with a large hard standing area to the front. It has been altered at some point during the 20 century when amongst other things, a flat roofed extension was added. This extension is considered to be out of character with the property, and not appropriate for the conservation area (as it can be seen from the public domain).

The proposal involves making alterations to the existing external appearance of the building, along with some small scale extensions. These are considered to both respect the historic character of the building, and enhance it. I note that the Design and access statement identifies that the applicant will be using both materials and windows/doors in a design that are suitable for a conservation area. Such features are fully supported. However, you may wish to request details of these materials and windows/door in order to ensure that they are reflective of the building/area, if you are minded to approve the application.

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), when determining this application.

POLICY CONTEXT

Within the Built-Up Area Boundary

Listed Building

Within the Conservation Area

Archaeological Notification Area

DEVELOPMENT PLAN POLICES

[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 2014 POLICY 2:](#)

A Spatial Plan for the Town

Arundel Neighbourhood Plan 2014 POLICY13:

Buildings and Structures of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**Principle**

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

Policy

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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy HER DM1 of the Arun Local Plan sets out work done to a listed building must protect the special interest of the building and not materially harm the significance of the heritage asset or its setting.

Site history

Relevant site history noted.

Conservation Area Advisory

Comments have been noted and following the comments have no issue with the development.

Design and Visual Amenity

The applicant seeks planning permission for the construction of a first floor single story extension to the rear of the dwelling. A side extension protruding 1.5m to the east of the property measuring 2.7m in length. The proposed rear extension will measure approximately 4.8m wide, 3.7m in depth and be built to the proposed height of 6.1m and eaves measuring 4m. The applicant also seeks to erect a second floor dormer.

The proposed extension given its location will be visible from the street scene. It will have an impact on the character of the host dwelling or the street scene however, it is not deemed to be detrimental to the character or street scene.

The proposed extension is considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

Neighbouring Residential Amenity

The proposed rear extension will be located approximately 6.7m from the south western boundary, 5.5m from the northern boundary and 2.2m from the eastern boundary.

Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

The 45 degree rule does impact this application as all development would be within the view of the window on the neighbouring property on the northern elevation. However, it does not appear to be overbearing on the property and does not significantly impact the view from the adjoining property, therefore it is not a cause for refusal.

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.

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 1069/101, 1069/102, 1069/103, 1069/104, 1069/105, 1069/106 and 1069/107.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls, roof, windows and doors of

the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

Reason: To enable the Local Planning Authority to control the development in D DM1 of the Arun Local Plan.

- 4 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.