

Recommendation Report for Planning Permission

REF NO:	AB/44/26/PL
LOCATION:	6 Tarrant Street Arundel BN18 9DG
PROPOSAL:	Alterations to external windows and doors. This application may affect the character and appearance of the Arundel Conservation Area and may affect the setting of a Listed building. In CIL Zone 2 (zero rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	6 Tarrant Street is a three storey end of terrace building which has a rendered elevation with ashlar lining. The ground floor has a modern shop front to the front and a modern box bay window to the western elevation. At first-floor level there is an attractive canted bay with sliding sash windows, with a further sash window above at second-floor level. The building has a pitched slate roof with dentil eaves detailing. The building occupies a prominent position at the entrance to The Old Printworks and forms an attractive group with the surrounding buildings. It makes a positive contribution to the streetscape
CHARACTER OF LOCALITY	The Arundel Conservation Area is expansive, encompassing the historic core of the town, Arundel Castle and the cathedral. 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. This conservation area has a very strong historic character, with Arundel Castle, Arundel Cathedral, the numerous listed and locally listed buildings of historic and architectural interest, along with the sympathetic street fittings (street lights etc.) resulting in a strong aesthetic quality. Similarly, the natural landscape and the river itself add to the character of the area. There are two-very attractive streets - leading westwards from High Street. Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. The street contains a great variety of distinctive houses. Tarrant Street, further down the hill, is a fairly narrow road with a number of small shops and houses. The listed, and Locally Listed Buildings all front on to the street and are a mixture of two and three stories high. These properties are

either rendered or constructed from brick and are all in good condition. There is a strong sense of group value derived from so many properties of similar character being present in the local area.

REPRESENTATIONS

Arundel Town Council - No objection.

Conservation Area Advisory Committee - No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

The existing shop front is clearly a modern replacement, and the reinstatement of one in a more traditional design based on an historic photograph is positive. Such an intervention would have a positive impact on the character and appearance of both the building and the street scene. This is, of course, subject to an appropriate detailed design of the windows and the glazing system/glazing bars. Further details could be secured by way of condition

The loss of the modern bay window is acceptable and will not result in the loss of any historic fabric. The creation of a new doorway, on the other hand, will result in the loss of a section of walling. However, the amount to be removed is relatively limited and would enable the creation of what is described as a more suitable means of access. This also would mean that the apartment in the building would gain its own private access. Overall, this element is acceptable, but I would like to see further details of this new door. Ideally, the door would be recessed within the opening to match the neighbouring window. Further details could be secured by way of condition.

I would be concerned that the entrance to the commercial unit may no longer be readily apparent to customers approaching along Tarrant Street from the east and that, as a result, further signage would be required. This could potentially clutter the elevation. However, this would not constitute a reason for refusal. It would, however, be helpful to understand whether any additional signage is proposed and, if so, its location and form.

Whilst I am unable to comment on the internal works, I would note that any tanking works should be designed and installed in a manner that allows the building to breathe.

The proposal would preserve the significance of the conservation area and would have no effect on its character, appearance or significance. It is therefore considered to accord with Policies HE4, HE6, HE7 and HE9 of the National Planning Policy Framework.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted, further details for signage have since been received and the Conservation Officer has raised no objection to these details. A condition to secure the details regarding windows and doors have been applied to the permission, and agreed by the planning agent.

POLICY CONTEXT

Conservation Area
Locally Listed Building
Within Built-Up Area Boundary
Within Town Centre Retail Boundary
2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

HERSP1	HER SP1 The Historic Environment
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 not result in harm to visual amenity, neighbouring properties or heritage assets.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

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.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site comprises a three-storey end-of-terrace building on Tarrant Street. This application seeks permission for alterations to external windows and doors. The proposed windows and doors would be constructed from painted timber and would be visible from the street.

The existing front shop window would be replaced with a more traditional design in keeping with historic imagery of the site. A high-level fixed basement window is proposed below the shopfront. Given that both windows would reinstate historic features, they would be in keeping with the character of the host building and the street scene.

Signage on the front elevation would match the existing painted signage on the window fascia. Painted signage is also proposed on the west flank elevation. Given its painted finish, the signage would be in keeping with the character of the host building and the street scene.

On the west side elevation, an existing window would be replaced with a wider door to provide accessible access to the shop. The existing front entrance would remain solely to provide access to the first-floor flat above the shop.

The proposal would not result in harm to visual amenity and is in accordance with Arun Local Plan (ALP) policy D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

Given the nature of the development, with the proposed door replacing an existing window and the basement window reinstating a historic opening, the proposal would not result in overlooking, overbearing or overshadowing impacts. Therefore, the proposal would not harm the residential amenity of neighbouring properties and would be in accordance with ALP policy D DM1.

HERITAGE ASSETS

The site is located within the Arundel Conservation Area and comprises a locally listed building. The proposal is therefore considered against ALP policies HER DM3, HER DM2 and HER SP1 and the National Planning Policy Framework (NPPF).

Policy HE5 of the NPPF (2026) states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail

should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. A proportionate heritage statement was submitted as part of this application.

Policy HE6 of the NPPF (2026) states that, when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm or total loss of its significance.

Policy HE7 of the NPPF (2026) states that development proposals which would have a positive effect on a non-designated heritage asset should be supported.

Policy HE9 of the NPPF (2026) states that development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible, and should consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

The proposed windows and doors would be constructed from painted timber to match the existing materials at the site. Alterations to the front elevation would remove modern alterations and reinstate the historic shopfront, as supported by the Conservation Officer. Further details of the proposed windows and doors would be secured by a condition attached to this permission.

Painted signage would be provided on the front and west flank elevations, with the front signage matching the existing painted treatment on the window fascia. This approach would be in keeping with the character of the locally listed building and would preserve the character and appearance of the Arundel Conservation Area.

Subject to the imposition of the condition, the proposal would preserve the character, appearance and significance of the conservation area. The proposal would therefore accord with Arun Local Plan policies HER DM2, HER DM3 and HER SP1 and the NPPF (2026).

SUMMARY

The proposed development is in accordance with relevant development plan policies and, as such, is recommended for approval subject to the following conditions and informatives.

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.

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:

Existing Location Plan and Existing and Proposed Site Plan 1013-DPA- 001
Existing and Proposed Elevations 1013-DPA-004 Rev B
Existing and Proposed Ground Floor Plans Drg no. 1013-DPA-002 Rev A
Existing an Proposed Basement Floor Plans Drg no. 1013-DPA-003 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with Arun Local Plan policies HER SP1, HER DM2 and HER DM3.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value grater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.