

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

REF NO: AB/52/18/HH

LOCATION: 15 Maltravers Street
Arundel
BN18 9AP

PROPOSAL: Lowering kerb for crossover access

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council
No objection.

CONSULTATIONS

Conservation Officer
WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

Local Highway Authority - No objection - recommend the imposition of an informative.

Conservation Area Advisory Committee - No objection: From their information, there would appear to be the loss of railings which would have an effect on the street scene.

POLICY CONTEXT

Designation applicable to site:
Built-up Area Boundary
Conservation Area - Arundel

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings

DSP1 D SP1 Design
HERDM3 HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

CONCLUSIONS

PROPOSAL:

This application seeks permission to extend the existing dropped kerb to the front of The Coach House 15A Maltravers Street, Arundel.

PRINCIPLE/POLICY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The principle of development is acceptable within the built up area boundary in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 subject to consideration against relevant development plan policies. The key Policy consideration in the determination of this application is deemed to be D DM1 and T SP1 of the Arun Local Plan 2011-2031. As the application site is within the Arundel Conservation Area and the proposal benefits a Listed Building policies HER DEM3 & HER DM1 of the Arun District Plan apply.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

The Arundel Neighbourhood Plan 2014 - 2029 would apply in this case:

Policy 1: The Presumption in Favour of Sustainable Development

CHARACTER OF LOCALITY:

The character of the locality is predominantly residential and features properties of various designs and styles.

SITE CHARACTERISTICS

The dropped kerb is situated within the Arundel Conservation Area and is sited adjacent to a Georgian three storey town house (Carleton House, 15 Maltravers Street) which is constructed from brick with rendered side elevation and a slate roof. The properties are Grade II Listed Buildings.

CONSERVATION AREA/LISTED BUILDING/VISUAL AMENITY :

The proposal seeks to increase the length of the existing dropped kerb within the curtilage of Listed buildings - 15 Maltravers Street (Carleton House) and the part forming 15A the Coach House.

The Conservation Area Advisory Committee have commented on this application and do not object. They do however, comment that:

'from the information..... there would appear to be the loss of railings which would have an effect on the street scene.'

Officers note that the existing and proposed plans show the same amount of railings therefore it is considered that the level of railings, to the front of the existing parking area is to remain as existing.

The Listing details for number 15 (Carleton House) are as follows;

1792/3 . Red brick. flipped slate roof. Red brick chimneys.3 storeys. Brick modillion eaves cornice. 3 ranges of double-hung sash windows with glazing bars. One 6-panelled door in west range, with semi-circular fanlight, and plain brick concentric arches. Porch added in 1930's .2 storey wing to west, with slate lean-to roof with ashlar coping. 1 range of double-hung sash windows with glazing bars and one 4-panelled door.

Having regard to the above listing, the Councils SPG - Conservation Areas, Policies HERDM 1 and 3 of the Arun Local Plan 2011-2031 it is considered that the proposal would not have a detrimental impact on either the Listed Building or the Conservation Area.

The proposal by virtue of its design and location is not considered to have an unacceptably adverse impact upon the character or appearance of the area or the setting of the Listed Building.

As such, the proposal would comply with Policies HER DM 1 and 3 and D DM1 of the Arun Local Plan 2011-2031

PARKING AND HIGHWAY SAFETY:

There is already a parking area to the front of The Coach House, 15 Maltravers street and this will be retained as existing.

West Sussex County Council have been consulted in relation to the proposed vehicular access and have raised no objection to the proposal subject to a highways works informative.

It is therefore considered that the proposed extended dropped kerb would comply with Policy T SP1 of the Arun Local Plan 2011-2031.

CONCLUSION:

It is recommended that conditional permission is granted for the development, subject to the imposition of appropriate and reasonable conditions.

HUMAN RIGHTS ACT

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:

171219/01, 171219/02 and 171219/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District 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.

- 4 **INFORMATIVE:** The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover license shall be granted. Additional information about the licence application

process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>