



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

8th July 2020

Dear Sir/Madam,

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AB/59/20/PL
Site Address: 65 Tarrant Street Arundel BN18 9DJ
Description of works: Change of use of loft space from office storage to office work space & 2 No dormer windows to roof. This application affects the character & appearance of the Arundel Conservation Area. This application is not CIL Liable as in CIL Zone 2, (zero rated) as 'other development'.

Thank you for your internet representation made on 8th July 2020 which has been recorded as an objection with the comments as follows:

OWPC28287

The building, probably dating to the early/mid 19th Century, is located in a prominent position at the junction of Tarrant Street with Arun Street. It is a well proportioned building of 2 stories with good quality fenestration and comprises painted flemish brick bond walling and a natural slate roof. The west elevation of the building is a particularly prominent and attractive visual focal point in Tarrant Street when viewed from the west.

The building has been included in the Council's Local List and should be considered as a non-designated heritage asset. Any works proposed should be considered in this context in addition to the effect on the conservation area and the setting of nearby Listed Buildings, in particular The Kings Arms PH, and no 34, which are immediately opposite on the north side of Tarrant Street, and no's 4,4a, and 6 Arun Street.

The dormer windows installed in no 61 Tarrant Street have proven to be rather too large and to introduce another one of the same size on the north elevation of no 65 is likely to be over-dominant, particularly when viewed from the west.

The dormer window proposed for the west (Arun Street) elevation is too large in relation to the scale of the roof and, in addition, it will give rise to a crowded appearance given the proximity of the chimney stack. This will be detrimental to the appearance of the building, the character and appearance of the conservation area and the setting of nearby listed buildings.

It is accepted that there are dormer windows in nearby street scenes but it must also be accepted that some of these are over-large.

The introduction of lead covered dormers on the application site of a more modest size and massing, for instance similar to those on the roof of no 34 Tarrant Street (Queen's House) opposite, would be likely to be much more satisfactory.

It is considered that due to their size and massing the proposed dormers, particularly the one proposed for the west (Arun Street) elevation, will fail to comply with the relevant paragraphs of the NPPF 2019 and policies contained in the Arun District Local Plan 2018 relating to the protection of designated and non-designated

heritage assets and their settings.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.