

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

REF NO: AB/68/19/HH

LOCATION: Avola House
16 Tarrant Street
Arundel
BN18 9DJ

PROPOSAL: Extension of existing conservatory. Replacement of dormer windows and damaged guttering. Removal of defective render exposing the original brickwork. Reinstatement of infilled window, replacement windows, installation of sun tunnels, replacement flat roof, external refurbishment and alterations to entrance gate/steps.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to perform alterations and extensions to the host dwelling, including the enlargement of the existing extension, replacement of the dormer, the reinstatement of a window, and many other alterations to the building.
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RELEVANT SITE HISTORY

AB/69/19/L	Extension of existing conservatory. Replacement of dormer windows and damaged guttering. Removal of defective render exposing the original brickwork. Reinstating the interior manner sympathetic to its status as a Grade II Listed dwelling. Reinstatement of infilled window, replacement windows, installation of sun tunnels, replacement flat roof, internal/external refurbishment and alterations to entrance gate/steps.	
AB/56/01/L	Application for Listed Building Consent for hardwood conservatory to side of house and realignment of stairs to basement.	ApproveConditionally 13-07-01

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council
Parish Council - No objection.

No representation from nearby occupiers

CONSULTATIONS

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

C.A.A.C - No objection.

- There should be no objection to the removal of the two conifer trees, as they are inappropriate for the street scene.
- The proposals will strengthen the heritage significance of the building, in that it involves the removal of inappropriately modern alterations.
- The opening of the historically blocked up windows should be investigated as to ascertain their heritage significance.
- If the Council is minded to approve the application, conditions should be attached requiring the submission of details of all joinery, brickwork, iron balustrading and gates.

Conservation Officer - No objection

Avola House is a late 18th Century Grade II Listed Building which is located within the centre of Arundel. It is a four-storey house on the Northern side of Tarrant Street, at the apex of Bakers Arms Hill. Whilst it appears to be a detached building, it is essentially a semi-detached house, since a separate property is attached to its northern elevation. The building is faced with red brick, under a hipped tile roof. Chimneys are constructed with red and grey bricks. There is a plain stringcourse at eaves level, with a parapet masking the roof. The most attractive elevation is the southern one which is visible from Maltravers Street.

The southern elevation has 3 double-hung sash windows with glazing bars on 1st floor, and 2 on ground floor. It also has a flanking porch with ogival lead roof taken on 3-centred arch with wooden keystone to front, and straight entablatures to sides, supported by Tuscan columns and pilasters. An attractive terraced garden is located to the south of the house, which is also visible from the street. It is flanked by brick retaining wall with ramping top. A planked door is located in east wall, leading to a pleasant vaulted cellar underneath the terrace. It is interesting to note that the listing description identifies the fact that 3 of the treads contain Bognor Rock, and a further 1 limestone. Such material should be retained and used as part of any of the works.

As indicated within the heritage statement, evidence suggests that the building fell into a state of disrepair in the 1960s and was significantly overhauled in the 1970s when many (if not all) of its original internal features were removed. Further alterations were undertaken to the building during the 1980's, which resulted in its current layout and fixture and fittings. Even though a residential use has been granted, the existing office layout and fixtures etc. appear to have been from when it was in commercial use. The Building is also located within the Arundel Conservation Area. Arundel is located astride the banks of the River Arun, north of the urban coastal 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. Tarrant Street is identified within the conservation area statement as being both narrower, and livelier than, the near-by Maltravers Street.

The imposing frontage is enhanced by the manner in which it is situated at an elevated level and approached via a flight of steps with terraced gardens on either side which lead up from Tarrant Street.

The building and area are considered to be of historic and aesthetic (fortuitous) significance. A useful heritage statement is provided which has helped with the assessment of the proposals. The applications propose a substantial amount of alterations, which are discussed below.

Internal Various works are proposed to take place in the building in order to fully convert it back to a private residence. These essentially involve the removal of modern office features and internal partitions. Such features are of no significance and their loss will have a positive impact upon the character of the building. The removal of the spiral staircase and associated works in order to create a bedroom and two bathrooms will remove modern works/fabric which are not considered appropriate for the significance of the building. It will also introduce spaces which are more appropriate for the building. I note that reference is made to the restoration and strengthening of the original staircase. Whilst such an approach will allow for the maintenance of the staircase, it is not entirely clear how these works will be undertaken. A site visit indicated that the works should be minimal in nature, and only that which is required to ensure that the staircase remains.

The provision of new openings in a number of locations within the building, whilst also closing up existing door openings, will alter the flow and layout of the building. However, as the interior of the building has already been altered, it is considered that these will not harm significance of the building.

The concept of opening up of all original fireplaces where feasible and installing surrounds that are sympathetic to the design of the original ground floor fireplace surround is an enhancement to the building. The design of these should be confirmed with the LPA by way condition.

The replacement internal screen will be an enhancement of the existing ones. Details of the new screen will be required prior to installation. Likewise, details of skirting, timber flooring, timber doors etc should also be provided to the LPA by way of condition, if you are minded to approve the applications.

External

A significant amount of work is also proposed to the exterior of the building.

The heritage statement indicates that extensive works are required to the roof including: replacement clay tiles, replacing the existing mineralized felt roofing covering with Sarnafil-a single ply membrane, clear and reline all flashings, upstands and concealed gutters in traditional lead work, re-placement of the Second Floor upvc roof lanterns with a more traditional styled skylights, replacement dormers (including windows) and the introduction of 2 No light tunnels.

These works include a mixture of repair and enhancement that will have a positive impact upon the listed building. Details of the replacement skylights, replacement dormer windows and sky tunnels should be provided to the LPA.

The replacement conservatory, whilst slightly larger than the existing structure is considered to be an improved design that is more suitable for the building. Details of the joinery and glazing will be required, especially in order to confirm that the proposed structure is capable of accommodating the glazing system. Likewise, details of the colour will be required. The replacement of the modern feature window to the West elevation at First Floor level will result in a much more appropriate fenestration detail and would enhance the elevations. Such a move will enhance the elevation, and therefore the building.

Work to expose the original brickwork on western elevation will allow inappropriate material to be removed, the bricks to 'breathe' and the original appearance to be restored.

However, there is potential for the works to damage the bricks and therefore the elevation. Works should

be arefully carried out by any skilled contractor. You may wish to ask for a method statement in order to ensure that no harm is caused. Likewise, details of the repointing should be provided in order to ensure that the new work replicated the existing.

The concept of opening up the blocked windows is of interest. It is not clear if these windows were once fully operating, or if there were installed to appear as though they have been blocked up. Without this information it is hard to fully know the reason for their current appearance. It is suggested that if these windows were to be opened up, that this would enhance the appearance of the elevation, whilst also enhancing the internal conditions of the rooms concerned.

On balance, it is considered that if the openings were to be altered so that they contained a fully functioning sliding sash window, the elevation, and significance of the building would not be unduly harmed. All details related to the windows should be provided to the LPA in order to ensure that they are of significant quality to reflect those already within the building.

The removal of the existing upvc rainwater downpipes, and their replacement with painted cast iron sections is yet another enhancement as part of this proposal.

Any new external joinery, such as the replacement external door to the basement should be provided to the LPA by way of condition.

Landscaping/garden areas

The reconstruction of the damaged external steps and the creation of a refuge at street level to allow for safe access from Tarrant Street seems to be an acceptable approach. However, I note from the listing description that some of the steps include a local stone (Bognor Rock). This material should be incorporated within the design in a similar way/appearance. Such an approach should be confirmed.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage asset or its 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 sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
Listed Building II
In the Conservation Area
Archaeological Notification Area

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
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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.

DESIGN AND VISUAL AMENITY

The proposed development seeks to perform many alterations to the host dwelling, which, one the whole, are considered to increase, and strengthen, its value as a heritage asset.

The proposed extension to the conservatory is of a modest scale, and is therefore considered to have a minimal impact upon the established character of the host dwelling, or its wider locality. The same can be said for the replacement of the guttering and dormer windows, in that these elements of the proposed development are reparative, and therefore, would have an insignificant change to the appearance of the building.

Therefore, the proposed development is not considered to have any significantly harmful impact on the character of the host dwelling, or its wider locality. Resultantly, the proposed development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE IMPACT ASSESSMENT

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that the decision as to whether or not to grant planning permission, for development which affects a listed building or its setting must have regard to the desirability of preserving the building or its setting. Section 72 of the same act applies special regard to the desirability of the preservation of the character and appearance of Conservation Areas. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the proposed development does not cause harm to the conservation area in which it is sited, and as such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

NEIGHBORING RESIDENTIAL AMENITY

As a result of the modest scale of the built form proposed under this application, the proposal is not considered to give rise to any significant overbearing, or overshadowing impact on occupiers of nearby dwellings. Whilst it is noted that the proposed development involves the creation of new, and changes to existing openings on host dwelling, it is not considered that the new openings would result in a loss of privacy to the occupiers of neighbouring dwellings. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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:

- Location and Block Plan - 1070 - 101 - Rev. A
- Proposed Basement Floor - 1070 - 109
- Proposed Exterior Stair Elevations & Plan - 1070 - 121
- Proposed Gates - 1070 - 120
- Proposed Stair - 1070 - 119

- Proposed Section - 1070 - 117
- Proposed Ground Floor Plan - 1070 - 110
- Proposed First Floor Plan - 1070 - 111
- Proposed Second Floor Plan - 1070 - 112
- Proposed Roof Plan - 1070 - 113
- Proposed Elevation 1 - East - 1070 - 114
- Proposed Elevation 2 - South/Front - 1070 - 115
- Proposed Elevation 3 - West - 1070 - 116

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