

REPORT UPDATE

Application No: AB/75/10/

Reason for the Update / Changes

Reason for Update/Changes:

Condition added to recommendation requiring materials to be used in the construction of the dormer window to match that of the existing building.

Officers Comment:

None

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

AB/75/10/

PLANNING APPLICATION REPORT

REF NO: AB/75/10/

LOCATION: Chantry Cottage
36 King Street
Arundel

PROPOSAL: Proposed new north facing dormer window and removal of redundant unstable chimney stack

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves the formation of a flat lead roof dormer window on the northern roof slope of the existing building which would measure approximately 1.5m in depth x 1.2m in height x 2.2m in width. The chimney to be removed is located within the northern roof slope.
SITE AREA	Approximately 680 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site slopes upwards from south to north. The rear garden has been terraced and is approximately 1.5 metres higher than the floor level of the dwelling.
TREES	None affected by the proposed development.

BOUNDARY TREATMENT

The front of the site faces directly onto the street with steps leading down to it. The northern and eastern site boundaries are marked by approximately 2.5 metre high flint walls whilst the southern boundary is marked by hedging of a similar height.

SITE CHARACTERISTICS

Grade II Listed Building, 2 storey detached dwelling, red/brown brick elevations to front elevation, white painted brick to the side and rear, red tiled hipped roof. 2 storey, gable ended extension to the rear. Single storey extension to the rear, flint elevations with brick quoins, all the walls have been painted white. There is a red brick side extension which is a converted garage. Single storey flat roof extension on the northern elevation and a single storey lean-to style extension on the southern elevation.

CHARACTER OF LOCALITY

The site is located within the Arundel Conservation Area and is directly to the south of Arundel Cathedral. Street characterised by terraced two and three storey dwellings which are built up to the pavement. The few detached dwellings that are on the street are built close together and provide a continuation to the intimate appearance. The only views outwards from the street are to the north in the direction of the Cathedral and the South Downs.

RELEVANT SITE HISTORY

AB/150/09/	Restoration, extension and remodelling of Chantry Cottage.	Approve Cond 02-03-2010
AB/10/59	Extension	Approve 17-04-1959

REPRESENTATIONS

Representations received:

Arundel Town Council

Objection; as it is out of keeping with the area and detrimental to the street scene.

Other representations: None.

Comments on Representations received:

The proposed dormer is considered to be in keeping with the of the host dwelling with its design and scale ensuring that it does not impact upon the fabric of the Listed Building. Further the area is characterised by various historic buildings some of which are noted to have dormers within existing roof slopes.

CONSULTATIONS

Conservation Officer

The Ancient Monuments Society
Council for British Archeology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society
Conservation Area Advisory Com

Consultations responses received:

CONSERVATION AREA ADVISORY COMMITTEE:

No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up-Area
Grade II Listed Building
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area, the appearance and setting of the Grade II Listed Building and residential amenity.

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 have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any

features of special architectural or historic interest which it possesses."

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.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposal seeks consent for 1No. flat lead roof dormer and the removal of a redundant chimney to the northern (side) roof slope. It is noted that planning approval has previously been granted for a dormer window of an increased height, width and depth under planning reference AB/150/09/.

EFFECT UPON LISTED BUILDING

The proposed dormer by reason of its design together with its height, width and depth is not considered to detract from the appearance of the Listed Building and given that the dormer window would also be to a 1960's addition it would not impact upon the historic fabric of the Listed Building. The proposed dormer window would only be partly visible from the street scene and the grounds of the Cathedral to the north of the site.

The proposal to remove the chimney is considered to be acceptable as it is sited within the later addition of the building and therefore does not form part of the original building. The chimney is set back from the principle elevation of the building and is not prominent within the street scene. Also the building retains 3No. chimneys which are prominent within the street scene which minimises the impact of its removal.

AMENITY

The proposed dormer would face north towards the grounds of the Cathedral, any direct views towards this site would be obscured by the existing pitched roof of the single storey side addition of the dwelling. It is therefore considered that there would not be any adverse impact upon the amenities of neighbouring residents as a result of the proposal as the window would face the grounds of Arundel Cathedral.

SUMMARY

It is considered that the above mentioned works would not have an unacceptable adverse impact upon the street scene as the dormer window would be set low on the existing roof slope with its design relating sympathetically to the host dwelling. Further, the roof slope of the existing single storey side extension would also significantly reduce its impact.

The chimney is not a prominent feature and its removal would not detract from the appearance of the existing building nor the character and appearance of the surrounding Conservation Area.

It is therefore recommended that the application be approved subject to the following reasons.

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 This permission relates to the following approved plans:

1:1250 Location plan; Drawing No. 301; 401 (B) and 203 (B).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the dormer window hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' and policy GEN7 of the Arun District Local Plan.

- 4 Upon completion of the work hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The reconstruction/making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.

- 6 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.