

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

REF NO: AB/75/21/HH

LOCATION: 54 Tarrant Street
Arundel
BN18 9DN

PROPOSAL: Alterations to fenestration and installation of 4 x new rooflights and waterproofing system to basement and outbuilding. This application may affect the character and appearance of the Arundel Conservation Area and the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Installation of internal waterproofing system to rear Basement, Garden Room and Studio. 4 new and 2 replacement conservation area rooflights to workshop outbuilding and new and replacement windows throughout.
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RELEVANT SITE HISTORY

AB/76/21/L	Listed building application for alterations to fenestration and installation of 4 x new rooflights and waterproofing system to basement and outbuilding.	
AB/101/18/L	Listed building consent to replace 2 No. front bay windows.	ApproveConditionally 17-12-18
AB/24/80/LB	Listed Building Application To Alter Window To Glazing Bars To Match Existing Bay	ApproveConditionally 28-03-80
AB/98/78/LB	Listed Building Application For Replacement Of Front Bay	ApproveConditionally 13-09-78

REPRESENTATIONS

AD Conservation Area Advisory Panel - Objection

- repairs to historic fabric , undertaken to historic building standards, welcomed
- concern relating to double glazed units to high level windows and thicker glazing bars, however rear windows no effect to CA. No detailed report relating to condition of windows.

Arundel Town Council - Objection

- Double glazing will cause harm to the CA in conflict with policy

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Grade II Listed Building

Arundel Conservation 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)

HERDM3 HER DM3 Conservation Areas

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

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.

Policy HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Policy AR1 of the Arundel Neighbourhood Development Plan states built up area boundaries remains an important feature of the new Plan in distinguishing how planning applications are considered if they relate to land inside or outside a boundary.

DESIGN AND VISUAL AMENITY

There will be no change to the scale or bulk of the building as no extensions are proposed. Some of the works, like the water proofing and new windows, plans to introduce new materials into the building. These are predominantly, internal alterations and as such are uncontrollable as part of this application.

The property is located adjacent to the highway, new windows to the front of the building will be seen from the street. The are considered to be visually subservient to the design of the building.

The waterproofing works to the interior of the building, do not concern this application and instead will be dealt with under a Listed Building application.

The renovation of dilapidated areas of the building is seen in a positive light given its historical significance.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

As there are no extensions proposed the works will not be overbearing or overshadow neighbouring properties.

There are new and altered windows proposed. A new window opening is to be created for the insertion of W2, W3 is to be an existing but enlarged window opening. W4 is an existing opening which is to have its louvers replaced with glazing. The new windows will use brick quoin detailing to match the existing and be built to match the existing detailing where possible.

The proposed windows are to ground floor level and as such will not create overlooking issues.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan.

CONSERVATION AREA AND HERTIAGE ASSETS

The property is located within the Arundel Conservation Area and is a Grade II Listed Building.

The effect on the heritage asset will be dealt with under the Listed Building application running concurrently.

The proposed works to the windows at the front of the property will affect the conservation area. It is proposed to replace 4 windows with frames to match existing. During discussions with the applicant's agent it has been agreed that the top two windows (windows 8 & 9), which were proposed to be slimline double glazed will now be replaced with single glazing. Due to its position adjacent to the highway footpath it is considered acceptable that window 5 can be acoustic reducing and toughened.

The works are therefore considered to accord with policy HER DM3 (b) and (f) in that the replacement features are sensitively designed and constructed of appropriate materials so that they do not harm the views within the conservation area.

SUMMARY

The proposed development is deemed to accord with the relevant development 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

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- 090321/TP.01.A
- 090321/TP.02
- 090321/TP.03.A
- 090321/TP.04.A
- 090321/TP.05.A
- 090321/TP.03.C
- 090321/TP.07
- 090321/TP.02
- Window condition report
- Email dated 13th August 2021, relating to the removal of references to double glazing to the top floor windows.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4, D DM1 and HER DM3 of the Arun Local Plan.

- 3 The openings and windows hereby permitted shall match in all details those existing, particular care being taken to reproduce the style and material of the timber window frames and casements, the arrangement of glazing bars, the set-back of the frames from the external

wall face, the window cills and the colour, texture and form of masonry arches over the openings. Except for Window 5 which will be acoustic reducing and toughened glazing as set out in plans.

Reason: In order that the development shall not detract from the character or appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan and the NPPF.

- 4 **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 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 National Planning Policy Framework.