

CONSERVATION AREA CONSENT REPORT**REF NO:** AB/83/11/CA**LOCATION:** 5 Surrey Wharf
Arundel**PROPOSAL:** Application for conservation area consent for the provision of a ground floor WC with disabled access**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	See AB/82/11 for details of the current planning application, this is the accompanying submission for Conservation Area Consent. This application only involves any consent needed for the demolition of the existing rear extension.
SITE AREA	Approximately 85 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Submitted plans indicate the retention of existing trees and shrubs.
BOUNDARY TREATMENT	See AB/82/11
SITE CHARACTERISTICS	End of terrace property centrally located within a modest cul-de-sac development. Rear extension to be demolished measures 1.7 metres wide by 1.8 metre projection and provides a small utility room.
CHARACTER OF LOCALITY	See AB/82/11

RELEVANT SITE HISTORY

AB/40/01/	Porch on the back of the house - one storey high with tiled roof (the same style as the rest of the house)	Approve Cond 08-05-2001
AB/82/11/	The provision of a ground floor WC with disabled access	Approve Cond 07-10-2011

Noted

REPRESENTATIONS**Representations received:**Arundel Town Council
raise no objection

Comments on Representations received:

Noted

CONSULTATIONS

Environment Agency

Conservation Area Advisory Com

Consultations responses received:

Environment Agency raise no objection.

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area.

Conservation Area

SPG Conservation Areas

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[AREA2](#)

Built-up Area Boundary

The Form of New Development

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

PPS5

Delivering Sustainable Development

Planning for the Historic Environment

SUPPLEMENTARY POLICY GUIDANCE

ADS

The Arundel Design Statement by Arundel Town Council

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual 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.

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 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

The planning merits of the replacement structure have been dealt with via the planning application AB/82/11.

The removal of this structure will have no impacts on the character or appearance of the conservation area given its modest scale and lack of visibility from the public realm.

It is therefore recommended that the application is approved, subject to relevant conditions.

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 691/01, site plan 691/02, proposed ground floor 691/03, proposed rear elevation 691/04, proposed sections 691/05, existing ground floor 11806_G Rev A, first floor 11806_1, second floor 11806_2, sections 11806_E Rev A and existing sections 11806_S.

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 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN 2,GEN7,AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.