

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

REF NO: AB/86/19/HH

LOCATION: Mews House
London Road
Arundel
BN18 9BH

PROPOSAL: Remove first floor stilted roof terrace and replace with ground floor extension and new first floor roof terrace. New french doors to replace single door on first floor western elevation from house to roof terrace. Brick up adjacent ground floor covered walkway for use as storage room. Replace window with door on ground floor South (rear) elevation. Replace door with window at rear of property in building linking Mews House and Tower House. Remove red tiles on first floor rear wall (added in 2007) and replace with white render. This application may affect the setting of a Listed Building. This application may affect the character and appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove the existing rear roof terrace, and replace with a ground floor extension, with a first floor roof terrace. It also seeks to perform various other alterations, predominantly to the fenestration of the dwelling, however, also to the materials.
----------------------------	--

RELEVANT SITE HISTORY

AB/87/19/L	Remove first floor 'stilted' roof terrace and replace with ground floor extension and new first floor roof terrace. Convert adjacent ground floor covered walkway into small room. Build two storey rear extension, with roof lantern and terrace/balcony. Put in extra window on ground floor eastern (side) elevation, and replace window with door on ground floor South (rear) elevation. Remove red tiles on first floor rear wall and replace with white render. This application may affect the character and appearance of the Arundel Conservation Area.
------------	---

AB/14/19/HH	Two storey extension, single storey rear extension and external staircase.	Refused 16-04-19
-------------	--	---------------------

AB/15/19/L	Listed building consent for a two storey extension, single storey rear extension and external staircase.	Refused 16-04-19
------------	--	---------------------

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Parish Council - No objection.

C.A.A.C - No objection.

- The advisory committee are predominantly concerned with how it is that the host dwelling is Listed, and not locally listed. The committee are correct in that the Council may come to a view that it is subject to Listed Building Controls.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

The Council's Conservation Officer -

These comments relate to the revised plans submitted on the 24 September 2019.

Whilst some form of heritage assessment is included within the application, it is very limited, and does not fully assess the significance of any assets affected by the proposal i.e. those referred to above. Such information should be provided in accordance with paragraph 189 of the NPPF (2018). Such information is required to assess the impact of the proposal upon the assets. In light of this I provided the following commentary:

Mews house is a 2 storey, link detached building. It has a flat roof and is constructed from brick. The rear of the house is finished with a white paint and red tile cladding, whilst the western elevation has a climbing plant on it. The property itself has been altered over time with various works taking place to it. These include replacement windows and what can be described as a first-floor decked area which is accessed by a spiral staircase. The northern and western elevations of the property are visible from an adjoining road which provides access for a number of surrounding properties.

To the front of Mews house is a stone-built boundary wall, which extends from neighbouring properties, and further along the road. The remaining boundary treatment for the property consists of close boarded fencing.

The property adjoins a larger terraced building, which is constructed from a similar brick on the front northern (front), and eastern elevations, whilst the remaining two elevations are painted. This neighbouring property has been identified as a listed building, with the following different assets being associated with it:

- Tower House and no 1 London road and railings to Tower House and No 1 London Road
- Wall of Tower House to north and east of garden and of No 14 Maltravers Street continuing to west of
- Raised pavement in front of Tower House including railings

- Brick gate piers to west of No 1 London Road

There are also a number of other assets in the local area including Arundel Priory and St Nicholas's Church and boundary walling.

Further, the property is located within the Arundel Conservation Area which contains a number of other heritage assets. This area of the town contains a combination of buildings, with the oldest dating back to the medieval period (which have been restored at various times), buildings from c1800, along with some small-scale infill housing development which was constructed in the late 20th century. Tower House/1 London Road form an attractive early C19, imposing property that plays a significant role in the street-scene. The other listed structures associated with it are of a similar character and form part of a strong developed group. The application property is viewed as part of this attractive group.

Proposal

This application relates to a single storey rear extension, new deck area, external staircase, removal of hanging tiles at first floor level and infilling a covered walkway area.

The concept of extending the property is considered to be acceptable, if it is undertaken in a sympathetic manner. Having had the opportunity to review the plans, it is considered that the single storey extension is of a scale that it will have a neutral impact upon the host dwelling. Further, its location is such that it will not have a significant impact upon the street-scene. This comment is made subject to the use of appropriate materials and railings.

The loss of the tile hangings to the southern elevation will result in the removal of modern fabric which is of no significance. Materials to be used for the proposed render should be suitable for a traditional property such as this one. The final colour of the render should be approved by way of condition.

It is also considered that enclosing the covered walkway area will not detract from the character of the building or area. This is subject to the brick to be used. The elevations provided for this element partially screen the proposed elevation through the presence of the boundary treatment.

Whilst the concept of replacing a door with a window at the western elevation of the building linking the Mews House and Tower House is acceptable, I cannot see any details/elevations of what this will look like. Will the window occupy all or part of the space currently occupied by the door? At present the elevations do not appear to show this.

The following details will be required by way of condition, if you are minded to approve the application/consent:

- Details of the brick/brick bond in order to ensure that it matches the existing
- Details of the railings and stairs
- Joinery to match existing
- Details of the proposed southern elevation

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or its/their 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 built up area boundary

Grade II Listed Building

Within Conservation Area

Locally Listed Building

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
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
SDSP2	SD SP2 Built-up Area Boundary

[Arundel Neighbourhood Plan 2014 POLICY1:](#) The Presumption in Favour of Sustainable Development

Arundel Neighbourhood Plan 2014 POLICY 2: A Spatial Plan for the Town

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, Policy 1 and 2 of the Arundel Neighbourhood Development Plan, and AR1 of the Emerging Arundel Neighbourhood Development Plan.

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 rear single storey extension is not visible within the street scene, and it is considered that as a result of its modest design and scale, it is a sympathetic and subservient addition to the host

dwelling. Therefore, the proposed single storey extension is considered to be in conflict with D DM1, D DM4(a) and (b) of the Arun Local Plan. Additionally, as a result of its siting, it has a reduced impact on the adjacent listed building in that it is separated from it by an existing single storey structure. Therefore, this element of the proposed development is considered to be in accordance with HER DM1 of the Arun Local Plan.

The various alterations to the fenestration, and the removal of the rear tiles are not considered to result in any significantly harmful impact upon the character of the host dwelling, or its wider locality. The presence of render is readily available within the area, and therefore, the proposed change would not be unduly dominant within the area.

The main difference between this proposal and the previously refused application AB/14/19/HH is the lack of built form at first floor level. The proposed development seeks for a roof terrace at first floor level, albeit, slightly larger than the one existing. It is considered that subject to the use of appropriate materials, due to the siting and scale of the proposed roof terrace, is not considered to have any significantly harmful impact upon the character of the host dwelling, or its locality.

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.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear single storey extension, by virtue of its design and location is not considered to give rise to any unacceptably adverse overshadowing or overbearing impacts on neighbouring properties, as the windows are at ground level and it is limited to single storey. The proposed roof terrace is not considered to result in any views that would result in a loss of privacy to the occupiers of nearby dwellings. The only new views available would be West, towards Tower House, however, there are no views that result in any significant loss of privacy to the occupiers of said building, due to the fact that the majority of these views are obscured by the roof of the garage. 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 Plan for 3958 - Gray
- Block Plan for 3958 - Gray
- Proposed Plan Revised - Ground Floor
- Proposed Plan Revised - First Floor
- Proposed Front (North) Elevation - Revised
- Proposed Side (East) Elevation - Revised
- Proposed Side (West) Elevation - Revised
- Proposed Rear (South) Elevation - Revised

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.