

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

REF NO: AB/94/19/HH

LOCATION: 30 High Street
Arundel
BN18 9AB

PROPOSAL: Single storey rear extension, new timber boarding & fenestration changes & minor internal alterations. This application affects the character & appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
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RELEVANT SITE HISTORY

AB/95/19/L	Listed building consent for a single storey rear extension, new timber boarding & fenestration changes, formation of internal walls to create additional living accommodation & alterations to existing window openings & replace with Crittal windows on NE & NW ground & first floor.
PAA/91/13/	Two storey extension to the rear of 30 High Street, to be used for domestic purposes and constructed from mainly oak & glass, but to blend as much as possible with existing building.

Refuse Pre App 09-10-13

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Arundel Town Council had no objection to the application.

Arun District Conservation Area Advisory Panel:

No 30 High Street is a Grade 2 Listed Building and part of the imposing group comprising 30-34 High Street which terminate the sequence of street fronted historic commercial/retail buildings on the east side of High Street. The mid-18th Century facade of the group is of particular importance with its attractively bold brick detailing and fenestration.

An excellent and comprehensive Heritage Statement and Impact Assessment accompanies the

application and illustrates the complicated and historically significant building evolution of the premises since the late medieval period.

The principal changes to the existing elevations to the rear of the building appear to be located in those parts which were largely reconstructed in the early 20th Century and have little historical or architectural significance. From the submitted plans there appears to be fenestration of inappropriate design at first floor level in the north-west elevation of the existing rear extension.

The proposed extension is of a simple modern design and is of a scale and height which does not impact adversely on the existing building. It is important that it should be of high quality detailing and materials; if so, then its modern design will complement and add to the long historic building evolution of the premises.

The alterations to the fenestration of the existing extension involve enlarging existing openings. However, given the extension's low level of historical and architectural significance and the complementary nature of the new fenestration with the design of the proposed extension, there will be no harm to the character or appearance of the conservation area.

If the Council is minded to grant permission it is suggested that conditions be attached requiring the submission of precise details of materials, finishes and fenestration. Perhaps a detail also needs to be submitted of the junction of the external walls with the roof of the proposed extension to ensure a finish and appearance appropriate to the modern design of the structure.

In conclusion, subject to high quality details and finishes, it is considered that the proposals will comply with the relevant paragraphs of the NPPF 2019, and policies contained in the Arun District Local Plan 2018 relating to the protection of conservation areas.

No representation from nearby occupiers.

CONSULTATIONS

South Downs National Park

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

South Downs National Park:

No comment.

Arun's Conservation Officer:

No 30 High Street is a Grade 2 Listed Building and forms part of an imposing group comprising 30-34 High Street which terminate the sequence of street fronted historic commercial/retail buildings on the east side of High Street. The mid-18th Century facade of the group is of particular importance with its attractively bold brick detailing and fenestration

The property has developed and changed over several stages, which has resulted in a multi-layered property of interest. The current building clearly displays the various stages of development. Further, the building remains in the same use as it has for a number of decades; a retail premises with some residential accommodation. The building is considered to be of archaeological, architectural and historic interest.

The building is also sited within the Arundel Conservation Area, with a number of other listed buildings in the immediate local area. Buildings front directly on to the pavement and form a cohesive, attractive group. Further, this part of the conservation area is characterised by historic shop frontages and other commercial/restaurant uses. It is also situated adjoining the Arundel castle grounds.

Proposal

The proposal involves a number of alterations both internally and externally.

Internal works

Internally, a number of alterations are proposed which will enable a larger area of the existing floor plate to be used for residential purposes. This mostly appears to affect the Victorian/Edwardian elements of the building, whilst maintaining a large area for retail purposes in the older, more significant part.

The works consist of inserting new partitions and the removal of a limited amount of historic fabric. It appears that this work is predominantly reversible, so that they can be removed at a later date, should the occupants change their mind.

It is suggested in the heritage statement that the loss of the fabric can be demonstrably outweighed by better revealing the character and significance of the retained elements, whilst also ensuring that the historic combined commercial and domestic uses remain. I have no reason to disagree with this approach.

The new insertions are minimal and can be detailed such that they reflect the character of the existing fabric.

The intention is also to open up the 'main room' and the kitchen to create a new study and living room area, and therefore create a larger, more usable space. It is positive to see the retention of two 'nib' areas to ensure that the former division can still be understood. It also results in a limited amount of historic fabric being removed.

External works

The principal changes to the existing elevations are located to the rear of the building in those parts which were largely reconstructed in the late Victorian/early 20th Century and have less historical or architectural significance. Their loss will not result in any historic fabric. This essentially involves replacing the existing, modern inappropriate windows with ones of a crittal design. Whilst the alterations will involve enlarging the existing openings, this will not result in the loss of any significant historic fabric. The design of the replacement windows is considered to be acceptable as the design is discrete and will reflect another stage in the development of the building.

Likewise, the proposal is for a modern extension which consists of two elements; a glazed link extension and a 'L' shaped extension.

The proposed 'L' shaped extension is of a simple, modern design and a scale and height which does not impact adversely on the existing building. The proposed use of black cladding and a sedum roof enhance the simple characteristics of the host dwelling, and complement and add to the long historic building evolution of the premises. It is ultimately considered that this extension will complement the character and appearance of the host listed building.

The glazed link is of a design and scale that it will ensure that the building will read as a modern extension, whilst also allowing views through to the rear courtyard space.

If you are minded to approve the applications it is suggested that conditions be attached requiring the submission of precise details of materials, finishes and fenestration. Samples of materials should be provided, along with details of the proposed brick bond. Details of any internal joinery should also be required, including any skirting etc. Sample panels could also be provided where necessary.

It is also suggested that details should be submitted of the junction of the external walls with the roof of the proposed extension to ensure a finish and appearance appropriate to the modern design of the structure.

Conclusion

The proposals have been very carefully considered following on from a comprehensive heritage appraisal of the site. They ensure the continued and future use of this special building as both a domestic and commercial property, in line with its historic origin and development.

Therefore, in conclusion, subject to high quality details and finishes, it is considered that the proposals not cause harm to the significance of the heritage asset or their setting. As a consequence, it is suggested that the proposals 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Designation applicable to site:
Within the 2km Buffer for Site of Special Scientific Interest.
Grade II Listed Building
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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in

SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

SITE HISTORY

Relevant site history noted.

DESIGN AND VISUAL AMENITY

Given the proposal is not readily visible from the street scene, it is not deemed to have a detrimental impact on the established spatial pattern, or visual amenity of the area. The proposal is subservient in appearance and sympathetic in style to the host dwelling due to the single storey nature, largely open scale of the development.

The alterations are considered to be acceptable in terms of design and visual amenity, in that they do not have any considerable impact upon the street scene, or the established character of the site. The proposed new window is not considered to have a demonstrably negative impact on the appearance of the building or considered to impact upon overlooking and privacy of neighbouring properties.

Therefore, the proposal is deemed to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact upon the residential amenities of neighbouring dwellings. The proposed construction would be located 14m from the South Western boundary, 1.5m from the Northern boundary which are part of the Castle grounds and runs along side the existing dwellinghouse to the South East. The proposed roof lights are not considered to gain any unacceptable levels of overlooking with regard to the neighbouring property as the views gained are no greater than those from the existing garden space. The window sited on the South Western elevation is not gaining a view of any neighbouring dwellings as the views will be of their own garden at the ground floor level where there is a boundary treatment. As well as this there is no unacceptable overlooking with regard to 34 due to the distance of over 14m between the two properties. As the proposal is single storey it is considered to mitigate any potential for loss of privacy. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

Following the comments of the Conservation Officer it is recommended the application is approved subject to conditions and informatives as the works proposed are not deemed to have an adverse effect on the property of the conservation area. The proposed development is deemed to accord with the 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

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:
 - 0558.PL.100 Revision C
 - 0558.PL.200 Revision A

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials (including proposed brick bond) and finishes and samples of such materials and finishes to be used for external walls (including details of fenestration) have been submitted to and approved by the Local Planning Authority and the materials and details so approved shall be used in the construction of the extension. Details should be submitted of the junction of the external walls with the roof of the proposed extension to ensure a finish and appearance appropriate to the modern design of the structure.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy HERDM1 of the Arun Local Plan.

- 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 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.