

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

REF NO: AL/131/25/HH

LOCATION: Tara
Norton Lane
Norton
PO20 3NH

PROPOSAL: Proposed cladding and rendering and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldingbourne Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached two storey dwelling along Norton Lane, which is generally characterised by large, detached dwellings of varied design with generous front and rear amenity areas. This application seeks planning permission for the cladding and rendering of the dwelling, as well as alterations to fenestration. To the first floor, fibre-cement weatherboard cladding in Cobblestone is proposed and to the ground floor, smooth render in off white. The external finishes would replace facing brickwork.

Although the proposed materials differ in appearance from the existing elevational treatment, Norton

Lane features a variety of finishes and lacks a single dominant characteristic within the street scene. The proposed cladding has a comparable appearance to tile hanging, which is already present on the existing dwelling. While cladding does not appear in the immediate vicinity of the site, its introduction would not be harmful given the varied character of the area. Additionally, smooth white cladding is present on the neighbouring property to the south. Therefore, the proposed materials are acceptable in terms of design and visual amenity.

It is proposed that the three existing bay windows to the front elevation would be replaced with square bays and the existing front door would be relocated in place of one of these bay windows. The door would remain within the principle elevation and would not disrupt the existing layout. The proposed alterations to fenestration would be acceptable, given the minor nature of the proposed changes and the existing variation within the street scene.

The proposal would not result in harm to the character of the area and is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

RESIDENTIAL AMENITY

Given the nature of works to the external materials, the proposal would not result in any harm to the amenity of neighbouring properties by way of overbearing, overshadowing or overlooking.

The alterations to bay windows would not give rise to additional overlooking as they would directly replace existing windows. The relocation of the front door would have no adverse effects of the neighbouring amenity as it remains within the principle elevation and would not give rise to views significantly different to those which currently exist. Two first floor flank windows would be infilled as part of the proposal, and a first floor level window within the front elevation would be increased in width. The proposed alterations would be small in scale and would not result in any harm to neighbouring amenity.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4, in that it does not result in unduly harmful adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

SUMMARY

The development is in accordance with the relevant development plan policies and as such is recommended for approval subject to the following condition 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

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 not CIL liable.

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:

- Proposed Plans PL03
- Proposed Elevations PL04
- Site & Location Plans PL05

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.