

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

REF NO: AW/144/19/HH

LOCATION: 25 Oxford Drive
Aldwick
PO21 5QU

PROPOSAL: External cladding to 1st floor rear dormer projection

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for cladding to the rear dormer and replace the cladding to the front elevation of the dwelling.
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RELEVANT SITE HISTORY

AW/76/15/HH	Single storey side extension	ApproveConditionally 08-05-15
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council
Aldwick Parish Council provided no objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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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 of the Arun Local Plan.

Aldwick does have a 'made' Neighbourhood Plan however does have a Parish Design Statement which is of relevance. The property is located within Area 15.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct cladding to the rear dormer which will not be visible from the street scene. There is existing white cladding to the front elevation of the dwelling and this will also be replaced in the colour light grey.

Whilst cladding is not common within the area, the properties are of a varied design and style and with cladding already in existence the change of colour is not considered to adversely impact the appearance of the dwelling.

The proposal will result in a minimal change to the appearance of the street scene and as such is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the scale of development the cladding proposed is not considered to result in any adverse impacts upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

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.

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, Block, Proposed Floor and Elevation Plans - 1a of 2.
 - First Floor Plan - 2a of 2.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.