

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

REF NO: AW/158/21/HH

LOCATION: 11 Merton Close
Aldwick
PO21 5SQ

PROPOSAL: Replace front and rear tile facade with concrete fibreboard cladding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to replace front and rear brick red tiled facade overhanging to first floor with concrete fibreboard cladding in a grey colour.

RELEVANT SITE HISTORY

AW/58/21/HH Replace existing front and rear tiled facades with cement fibre board cladding.

REPRESENTATIONS

Aldwick Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:
None

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Orders
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

SPD10 Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a neighbourhood development plan but does have a village design statement with the property located within Area 15.

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.

DESIGN AND VISUAL AMENITY

The property is a semi-detached two storey dwelling located to south of Merton Close and north of Oxford Drive. The property is constructed of brick with red tiled overhanging facade to first floor to front (north east) and rear (south west). Neighbouring properties are 9 Merton Close and 12 Merton Close. The surrounding area is residential in character and contains properties of similar design and materials.

This application does not seek any additions to the properties size, scale or amount, and only looks to alter the external materials. The proposals are to replace front (north east) and rear (south west) brick red tile facade overhangs to first floor with concrete fibreboard cladding in an unspecified grey colour. Due to the siting of the proposals at the front and rear of property the proposal will be highly visible from the street scene. Whilst the change in materials from a red tile facade to a concrete fibreboard cladding in grey colour is not-in keeping with the design and materials of surrounding properties, which all have a red tile facade, the concrete fibreboard cladding in a grey colour will not cause adverse effects on street scene and will not lead to adverse harm on surrounding character of area so will comply with policy D DM1/D DM4 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states that development should use a palette of materials and incorporate details which are simple, robust and in keeping with local design vernacular. It also states that materials should use a simple palette of robust materials that relate to the surrounding context in the design of buildings and the public realm. It also states that cladding materials must adhere to Building Regulations on flammability.

Whilst the materials used don't match the property and character of area, the use of concrete fibreboard cladding in a grey colour will not adversely impact the character of surrounding area so is acceptable.

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:
 - Existing and Proposed Elevations PLA001
 - Location and Block Plans PLA002
 - Materials to be as per the email of 25.06.21 from applicant Miss Shelly Hutchings.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.