

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

REF NO: A/182/17/HH

LOCATION: 1 The Cottrells
Angmering
BN16 4AF

PROPOSAL: Cladding to West elevation. This application may affect the character & appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The application seeks retrospective consent as the works have already been completed.
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the road.
SITE CHARACTERISTICS	End of terrace two storey dwelling.
CHARACTER OF LOCALITY	Property abuts the Conservation area. The area is characterised by two storey terraced dwellings of uniform design. Whilst the first floor of the properties range in 1st floor painted render they are principally brick finish on the ground floor. There is no cladding of this type in the immediate vicinity.

RELEVANT SITE HISTORY**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Angmering Parish Council
No objection.

2 letters of support from the same address.
The cladding improves the appearance of the property and blends in with the street scene

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. The impact of the works on the property and neighbouring area is considered in the Conclusions section.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation/Design Officer Response

The site is close to the boundary of the Angmering Conservation Area, and is visible from it. The application is to part render and part clad the West elevation.

The application is retrospective, and Cedar cladding has been applied in part, and unfinished render is visible. It appears that the finish prior to this being applied was off-white render.

It is considered that the Cedar cladding is obtrusive and is out of keeping with the adjacent Conservation Area in terms of colour, detail and finish. The 'natural grain' finish is not imitative of properly prepared woodwork, and the product has a synthetic sheen, which detracts from the property and those adjacent.

These cottages are brick, with render applied to the exposed end. This was previously painted off white and it is recommended that this be retained.

I therefore object to the application.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. However, whilst the works have had an impact on the character of the immediate area and to a lesser extent the neighbouring conservation area it is considered to be to a fan acceptable degree to warrant permission been granted. Further amplification of this as follows:-

Impact on immediate area

The presence of the property's side boundary fence constructed of timber horizontal slats and the adjoining double garage door of a similar horizontal metal slat design complement the cladding that has been affixed to the property. This together with the varying painted first floors of a number of properties within The Cottrells (some which have been cladded with pebbledash) make the impact on the street scene acceptable.

Conservation Area

From the application site the boundary of the Conservation Area is some 100m away on the High Street. From the junction of the High Street and The Cottrells there are no direct views of the cladding and the impact therefore on this part of the Conservation Area is nil.

From the other direction views from the cladding towards the edge of the Conservation area (the rear of the properties on the High Street) are limited due to the narrowness of this section of The Cottrells and the high walling/shrubbery along the sides of the highway.

As a result the net effect on the character and appearance of the Conservation Area is such that it has been preserved.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

AREA2 Conservation Areas

GEN7 The Form of New Development

Publication Version of the Local Plan (October 2014):

D DM4 Extensions & Alterations to Existing Buildings

D SP1 Design

HER DM3 Conservation Areas

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD2 Conservation Areas

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application

consultation, been publicised for pre-submission consultation(Reg.14).

Angmering Neighbourhood Plan has been made and the relevant policies have been considered.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not have a materially adverse effect upon the established character of the surrounding conservation area nor the immediate locality.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The key policies to take into account in the determination of this application are policy AREA2 of the Arun District Local Plan which seeks to protect the impact on the setting of Conservation areas from development proposals on sites abutting these areas and policies 2 & 4 of the Angmering Neighbourhood Plan which are designed to protect the visual amenity of localities in terms of materials used and their design.

IMPACT UPON SETTING OF THE ANGMERING CONSERVATION AREA

The Conservation area commences from the rear of properties located on the High Street and beyond. The Cottrells from the point of the application site to where the Conservation Area commences is narrow, dominated by high walling/shrubbery and views onto the heart of the Conservation Area are narrow and very limited.

Policy AREA2 states that Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting. Given the negligible views of the Conservation area from the application site it is not considered that the proposal will detrimentally effect the setting of the Angmering Conservation Area.

VISUAL AMENITIES

In terms of the wider visual amenity of the locality the cladding will be seen as a continuation of the 2m high wooden fencing that defines the rear of the property as it abuts The Cottrells. Views from the application site towards the properties forming the rest of The Cottrells is of a variety of render colours with some pebble dashing at first floor level.

Within this context the cladding will not be seen to have an unacceptable harmful impact on the character and appearance of the immediate locality.

Given the acceptable impact on the setting of the neighbouring Conservation Area and that of the

immediate locality planning permission for the works is recommended.

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

- 1 **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.