

Recommendation Report for Planning Permission

REF NO: A/51/21/PL

LOCATION: The Laurels
Dappers Lane
Angmering
BN16 4EN

PROPOSAL: Variation of condition imposed under A/166/19/RES relating to condition 1-
approved plans to amend approved materials.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

In summary the changes proposed by this application are as follows:
The materials proposed for the roofing tiles are proposed to change from "Marley Eternit Acme Single' Camber Mixed Brindle S/C K3" to "Marley Eternit Thrutone Fibre Cement Slate Roof Tile" on Plots 4, 5, 7, 9. This affects approved plan drawing references 0310-P011, 0310-P013 and 0310-P021 only.

This application also seeks to correct drawing reference 'Coloured Front Elevations: 0310-P021' which incorrectly visually shows cladding on Plots 1 and 2 but is correctly labelled as tile hung. This visual change has been corrected in drawing reference Coloured Front Elevations: 0310-P021 rev B.

SITE CHARACTERISTICS

The site was part of a plot attached to a residential dwelling and comprised outbuildings previously used for horticultural production. Access to the site is approved. Development has commenced.

CHARACTER OF LOCALITY

Semi rural with some former nursery sites in commercial use and detached residential dwellings. The site is bounded by residential development on the north, south and western boundaries of the site. Dwellings are largely two storey residential development with some limited bungalow development. The land immediately to the north of the site is made up of light industrial units, with a collection of small single storey buildings. There are open fields to the east of the site.

RELEVANT SITE HISTORY

A/166/19/RES	Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale,	ApproveConditionally 17-02-20
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appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two bedroom dwellings, 3no three bedroom dwellings and 4no four bedroom dwellings

REPRESENTATIONS

Angmering Parish Council - No objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Outside Built Up Area Boundary - Angmering Neighbourhood Development Plan.

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

DSP1 D SP1 Design

QESP1 QE SP1 Quality of the Environment

[Angmering Neighbourhood Plan 2014 POLICY HD3](#) Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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

The Angmering Neighbourhood Plan has been made and policies HD1, HD2, HD3 and HD7 are considered relevant in the determination of this application.

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 the change in appearance of the units would not be out of character in the area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The principle of development was established with the granting of outline and reserved matters planning permission for residential development. This application relates only to changes in the materials to 4 of the approved plots (4, 5, 7 and 9). The design, intensity and scale of the development is unaltered.

IMPACT ON VISUAL AMENITY AND CHARACTER

The proposed alterations retain a cohesive and balanced appearance to the development and the revisions do not mean that the dwellings appear jarring or visually incongruous with the other permitted dwellings. The change in roofing materials from red/brown tile to slate would alter the appearance of only some plots and would not be out of keeping with other new properties in the locality. Similar materials have been accepted at Crete Nurseries (reference A/104/19/RES).

The changes do not demonstrably affect the design and there would be no visual detriment. The housing mix remains as previously permitted, and there are no implications in terms of access or parking provision. The garden sizes remain as previously permitted, and there will no impact on landscaping or drainage. The overriding character and visual quality of the scheme will remain unaffected.

The proposed development still respects the visual amenities and character of the area in accordance with policy HD4 'Materials' of the Angmering Neighbourhood Plan (ANP).

Therefore, it is considered that the proposed change in materials would not result in unacceptable harm to the character of the locality and is deemed to accord with the limitations of D SP1 and D DM1 of Arun Local Plan.

The development still demonstrates a high quality design, reflecting local distinctiveness and seeks to incorporate local design features evident in buildings in the surrounding area, and as such the proposals accord with ANP policy HD6 (Housing Layout and Design). Further, the proposal would represent a high quality development, which would sympathetically relate to existing built form in accordance with saved policy D DM1 and D SP1 of the Arun Local Plan and the guidance set out in the relevant paragraphs of the NPPF that relate to design. Part P of the Design Guide relating to Infill development refers to the need for materials to match those used in the area, both for elevations and roofs. Alternative materials may be used for architectural details when these are chosen to enhance the character of the area. The use of slate roofs would reflect the appearance of other recent development in the locality at Crete nurseries. The change in roof materials also only relates to some of the plots which retains a mix of materials and visual interest and ensures that there is no one dominating roof treatment within the

development.

RESIDENTIAL AMENITY

The change in materials has no impact on residential amenity.

SUMMARY

The proposed amendments to the roof materials to some plots are not considered to result in any adverse impacts which significantly or demonstrably outweigh the benefits of the proposed scheme. Therefore, the proposal is considered to accord with relevant development plan policy and is recommended for approval.

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.

CIL DETAILS

This application is not CIL Liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Location and Block Plan A310-P001
House Type A Elevations 0310-P011 revA
House Type B Elevations 0310-P013A

Coloured Front Elevations 0310 P021 revB

Street Scene Section 0310-P023 as approved under A/166/19/RES

Street Scene Section AA & BB 0310-P022 as approved under A/166/19/RES

House Type B Floor Plans 0310-P012 as approved under A/166/19/RES

House Type C Floor Plans 0310-P014 as approved under A/166/19/RES

House Type C Plots 1 and 2 Elevations 0310-P015 as approved under A/166/19/RES

Existing Street View & outline elevations sheet 2 of 2 02-E-GA as approved under A/166/19/RES

Master Plan for Units 9 310-P002 as approved under A/166/19/RES

House Type A Floor Plans 0310-P010 as approved under A/166/19/RES

Existing Location and Block Plan 0310-P001 as approved under A/166/19/RES

Proposed Drainage Strategy Plan 101 Rev A as approved under A/166/19/RES

Proposed Impermeable Area Plan 103 as approved under A/166/19/RES

Proposed Ownership Plan 102 as approved under A/166/19/RES

Existing topographical survey 02-T-E Sheet 1 of 2 as approved under A/166/19/RES

Hard & Soft Landscaping 100 Rev 06 as approved under A/166/19/RES

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.

- 2 INFORMATIVE: This permission relates to the variation of condition 1 of planning permission A/166/19/RES only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number A/166/19/RES remain in force and must be complied with. This decision only relates to the variation of Condition 1 of that planning permission.
- 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.