

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

REF NO: BN/140/21/HH

LOCATION: 12 Oriel Close
Barnham
PO22 0HN

PROPOSAL: Install wood effect cladding to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks a wood effect cladding to the front elevation of the property.
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REPRESENTATIONS

Barnham and Eastergate Parish Council - No objection

No representation received from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

CIL Charging Zone 2

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)
DSP1	D SP1 Design

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design[POLICY ES5](#)

Barnham & Eastergate Neighbourhood Plan 2014	Contribution to local character
POLICY ES6	

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Barnham and Eastergate Parish Council have a made Neighbourhood Plan, of which policies ES5 and ES6 are relevant and considered.

DESIGN AND VISUAL AMENITY

The proposed works are located to the front elevation of the property and will be visible from the street scene.

As the proposal only requests external alterations to the property, the height and footprint of the existing structure will be retained. The front elevation, currently red clay brick, will be re-clad using Cedral Weatherboard in silver/grey, painted with a woodgrain effect. The cladding will have a total height of 2.1m and cover the whole front elevation. Although visible from the street scene, the property is partially restricted from view at certain points within the close, due to the location of some trees and shrubbery that line the driveway. This reduced visibility ensures the impact upon the local character of the street scene and area is minimal.

The proposal will significantly alter the appearance of the existing property. However, the cladding does not appear unacceptably out of place and is not considered unduly harmful to the appearance of the property. The colour chosen is sympathetic to the character of the property and is not visually intrusive. Similar works have been exercised by neighbouring properties within the close, an example of which uses a mix of white render and grey cladding. This being noted, the proposal is therefore considered in keeping with the general character of the area and will not result in adverse impact upon visual amenity.

Although able to be viewed from the street scene, the works proposed are not out of place with the local character of the area and have minimal impact upon the composition and style of the street scene. The proposal is in accord with D DM1 and D DM4 of the Arun Local Plan, and ES5 and ES6 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

As the alterations proposed do not result in any change to the footprint or height of the buildings, the proposal is not considered to result in adverse overbearing or overshadowing of neighbouring properties. The works comply with D DM4 and are not considered to result in any harm to residential amenity.

The location of the existing windows and doors are retained, with the proposed works only concerned with the cladding of external walls. The works result in no overshadowing, overbearing or overlooking of neighbouring properties.

The proposal is considered to pose minimal impact to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan. It additionally complies with ES5 and ES6 of the Neighbourhood Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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.

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:

- Location Plan
- Proposed and Existing Elevations

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.

- 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.