

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

REF NO: EP/37/21/HH

LOCATION: 2 South View
East Preston
BN16 1PX

PROPOSAL: Replacement of cladding to gables and upper wall sections.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Replacement of tile hanging on western and eastern elevations with fibre cement board.

RELEVANT SITE HISTORY

EP/36/20/HH	New front porch.	ApproveConditionally 19-05-20
EP/45/12/	Erection of a single storey side extension (Utility room) at rear of garage	ApproveConditionally 28-06-12
EP/40/75	Erection Of 2 Houses	ApproveConditionally 27-06-75

REPRESENTATIONS

Parish Council - Objection

East Preston and Kingston Preservation Society - Objection

Summary of comments

- Produce building alien to its surroundings.
- material is not reflective of materials used in area.
- material does not form part of the local vernacular.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

[East Preston Neighbourhood Plan 2014 Policy 2](#) Design in Character Area One

East Preston Neighbourhood Plan 2014 Policy 1 Housing - General Principles

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

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.

East Preston has a made neighbourhood plan and policies 1 and 2 are of relevance to householder extensions. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces. Policy 2 provides the areas of character (Area 1) design guidance and seeks to control density, size and outlook.

DESIGN and VISUAL AMENITY

This application does not seek any additions to the properties size, scale or amount, and only looks to alter the external materials. The property sits on a corner plot of South View and Homelands Avenue, the property is highly visible from both locations. The applicant wishes to replace clay tile hanging to two gable elevations with a fibre cement board in grey.

The Parish Council and local preservation society have objected to stating that the material is out of keeping with the local area. It is noted that the neighbour at 10 Homelands Avenue had approved in 2016 a similar type of cladding, in grey. There are other example of this cladding in the area.

Further to examination of the sites history it can be seen that No 2 South View and 10 Homelands Avenue, were built as a pair and were part of the same application in the 1970s. Their design is virtually identical all bar small differences in the fenestration.

It is considered that this application, although slightly departure from localised styling and materials will actually reharmonise the pair of dwellings and it will therefore appear congruent within the street scene in accordance with D DM1 of the Arun Local Plan.

A condition should be added to control the colour and type of fibre board cladding so that the desired outcome can be achieved.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

- 2563/01/07
- Location Plan
- Agent email dated 3rd June 2021

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1of 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.