

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

REF NO: FG/55/22/HH

LOCATION: 4 Laburnum Close
Ferring
BN12 5EJ

PROPOSAL: Change existing external elevation materials to painted render.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to change the existing external elevation materials of the property to painted render.
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RELEVANT SITE HISTORY

FG/218/21/CLP	Lawful development certificate for proposed sand and cement render of the external walls of the bungalow and then paint the completed render a pale grey or white colour.	PP Required 24-02-22
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REPRESENTATIONS

Ferring Parish Council - No response.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary

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

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. General guidance set by Arun Design Guide is also considered.

Ferring has a 'made' Neighbourhood Development Plan, of which Policy 1A is relevant. Policy 1A states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

DESIGN AND VISUAL AMENITY

The works will be located on all elevations of the property and will be visible from the wider area.

As the proposal only requests external alterations to the property, the height and footprint of the existing structure will be retained. At present existing elevations are comprised of brickwork, painted brickwork, and blockwork. The proposal seeks to render and paint all elevations, so all walls are uniform. This will alter the appearance of the property. Being on all elevations, the works will be visible from the street scene. The property is set back slightly from the street the impact of the proposal will not be unduly harmful to the composition or appearance of the area. Most neighbouring properties exhibit brickwork elevations, of which No.4 would then differ. This difference would be notable in the context of the street but would add a smart, contemporary appearance to the dwelling. The contrast with its neighbours through the addition of render would not cause demonstrable harm to the character of the area or of the property itself.

Similar rendering can be seen on the blocks of flats in Sea Lane Gardens, opposite the entrance to Laburnum Close, and the proposal will not be unique in the wider locality.

Although able to be viewed from the street scene, the works proposed are not harmful to the local character of the area and have minimal impact upon visual amenity. This is in accord with D DM1 and D DM4 of the Arun Local Plan, the Neighbourhood Plan, and Arun Design Guide.

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 any overbearing, overshadowing, or overlooking of neighbouring properties. The works comply with D DM4 and are not considered to result in any harm to residential amenity.

The proposal will have no impact on residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

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:

- Site Location Plan and Block Plan 994/04
- Floor Plan 994/06A
- Existing and Proposed Elevations 994/05A

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.