

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

REF NO: LY/23/24/HH

LOCATION: Arunbrook House  
The Causeway  
Arundel  
BN18 9JL

PROPOSAL: New cladding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Lyminster & Crossbush Parish Council - No response received.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

National Flood Zone 2 and 3.  
Flood Zone 3b.  
High Reservoir Flood risk.  
Within an area with potentially high groundwater levels.  
Tree Preservation Order (TPO ref - TPO/LY/1/92).  
Gaps between Settlements (Arundel to Littlehampton).

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)
WDM2	W DM2 Flood Risk

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

### DESIGN AND VISUAL AMENITY

The site is a detached dwelling located just outside of the town of Arundel on the main vehicular road between the town and the railway station. The locality is dominated by the main road with a ribbon of residential properties and a hotel on the western side, facing open countryside across the road on the eastern side. The properties are located between the Arundel bypass roundabout and Arundel station. The application seeks to clad the first floor of the dwelling with the addition of new fascia and soffits.

The dwelling is currently rendered and the proposal seeks to clad the walls (all elevations) of the dwelling with fibre cement weatherboarding or UPVC weatherboard cladding in the colour pale green or cream at first floor level. Both these colours and cladding materials would be considered acceptable for the cladding proposed. Render would be retained at ground floor level.

The proposed alterations are cosmetic and would not have an adverse impact on the character of the street scene. It is noted that the cladding to the walls of the dwelling would be a modern addition to the property, however it is not an uncommon feature within the wider area and as such, it would not be an incongruous addition in this instance as similar elevational treatment can be seen within the street scene. Arundel Park Hotel which is located at close proximity to Arunbrook House features a similar elevational treatment.

The proposal would not result in harm to the character of the area and is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

### RESIDENTIAL AMENITY

Given the nature of works, the proposal would not result in any harm to neighbouring properties.

The proposal would not result in harm to the amenity of neighbouring properties by way of overbearing, overshadowing or overlooking and the proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

### FLOOD RISK

The site is located within Flood Zones 2, 3 and 3b. The management of surface water drainage is of significance to reduce flood risk in the locality.

The proposed works are cosmetic and do not result in addition of any impermeable spaces on site and is therefore acceptable.

For the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the district and the proposal is therefore in accordance with policy W DM2 of the Arun Local Plan.

### SUMMARY

The proposed alterations would not harm the character and appearance of the dwelling or the area in accordance with policies D DM1 and D DM4 of the Arun Local Plan. Additionally, the proposed works would not harm neighbouring residential amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

## 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:

Block plan.  
The Location Plan.  
Elevations (received - 29/11/2024).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.
- 3

Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 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.