

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

REF NO: M/23/21/HH

LOCATION: 4 East Avenue
Ancton
Middleton-On-Sea
PO22 6EG

PROPOSAL: Fix battens & fix solid eternit Cedral cladding to existing rendered elevations to the first floor storey only.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to add fixed battens and fix solid eternit cedral cladding to existing rendered elevations to first floor storey only of 4 East Avenue.

The materials used to construct this proposal will consist of the walls being new cedral sold fibre-cement cladding on the battens fixed to the existing cavity brick walling. The colour will be blue. The other walls will be constructed from fixing breather membrane, softwood battens and fix solid cement cedral or similar external cladding in the colour blue to the first floor areas of the walling only. The ground floor areas will remain white painted rendering as existing.

REPRESENTATIONS

Middleton Parish Council - No objection.

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary.
Lidsey Treatment Catchment.
Tree Preservation Orders.

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

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Middleton Parish does not have a Neighbourhood Development Plan.

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.

DESIGN AND VISUAL AMENITY

The proposal will be situated at all first floor elevations of the property. The proposal will be visible at the street scene and the wider area, therefore having an impact. However, due to the varied appearance of buildings at East Avenue, the addition of fixed battens and fixed solid eternit cedar cladding, this will not result in an extreme negative appearance and will not affect the character of the area.

This development does not match the existing walls which are currently painted a smooth white, the first floor which change to battens and cladding which is blue. Therefore, the development is not well-integrated with the existing dwelling, however this is not a justified reason for refusal due to the varied appearances of buildings at East Avenue.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section L.01 referring to materials and details. The appropriate materials and details to use in development will vary throughout the District and according to the nature of scheme, but as a general rule should be kept to a minimum to ensure simplicity of design. These should be robust and weather well over time.

RESIDENTIAL AMENITY

This development doesn't have a significant harmful impact on neighbouring properties due to its overall scale and proposal. This development does not result in an addition which would result in potential overlooking to neighbouring properties, the development is predominately a design project only.

Although the development will be seen at neighbouring properties at all elevations the addition of battens and cladding will not result in any overshadowing or overbearing effects to any neighbours.

The development is considered to be in accordance with D DM1(2) and D DM(a) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is

recommended for approval subject to the following conditions.

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.

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 and block SQ01
- Proposed elevations SQ04
- Proposed elevations SQ05

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.