



PLANNING STATEMENT

Application for Variation of Condition

Site Address: 15 Evelyn Avenue, Rustington, BN16 2EJ

Original Permission Ref: R/31/26/HH

Date: 6th May 2006

1. Introduction

This Planning Statement has been prepared in support of an application submitted under Section 73 of the Town and Country Planning Act 1990, seeking to vary a condition attached to planning permission **Ref: R/31/26/HH**.

The approved development comprises a single-storey front porch, replacement rear extension, hip-to-gable roof extensions, rear dormer, roof lights, and associated alterations.

The specific purpose of this application is to vary the approved external materials to allow the use of high-quality composite cladding in place of the previously approved brickwork and tile hanging.

2. Background and Planning History

The application site is a detached bungalow located within a residential area of Rustington.

Planning permission (Ref: R/31/26/HH) was granted on the 15th of April 2006.

This current application does not seek to alter the approved form, scale, or design of the development, but solely the external facing material.

3. Description of Proposed Variation

The application proposes a minor material amendment to substitute the approved brickwork and tile hanging with **composite cladding**.

The cladding will be:

- Of high quality and durable construction;
- Low maintenance with long-term performance benefits;
- Carefully selected in terms of colour, texture, and finish to complement the host dwelling and surrounding context.

No changes are proposed to the scale, massing, footprint, or design of the approved development.

4. Assessment

4.1 Nature of the Amendment

The proposed change is limited to materials only and does not alter:

- The scale or massing of the development;
- The relationship with neighbouring properties;
- The overall design concept of the approved scheme.

As such, the variation constitutes a **minor material amendment** that does not give rise to new or additional planning impacts in terms of amenity, overlooking, or dominance.

4.2 Character and Appearance

The primary consideration in this application is the effect of the proposed material change on the character and appearance of the surrounding area.

While the host property does not currently feature cladding, it is important to recognise that the surrounding area is not uniform in materiality. A range of finishes are present, including brick, render, tile hanging, and cladding.

Notably, cladding is already present on a number of properties within Evelyn Avenue, including:

- No. 16 – white cladding
- No. 24 – white cladding
- No. 26 – timber cladding
- No. 31 – white cladding

These examples demonstrate that cladding is an established and visible feature within the immediate street scene.

Furthermore, additional examples within close proximity (within approximately 0.2 miles) reinforce the acceptability of cladding as a material within the local context, including:

- 35 Glenville Road (Ref: R/5/25/HH) – use of cladding including dormer elements
- 30 Glenville Road (Ref: R/53/23/HH) – ground floor extension with cladding
- 4 Shirley Close – property extensively clad in composite materials
- 18 Shirley Close (Ref: R/129/22/HH) – large extension and dormer fully clad
- 72 Sea Avenue (Ref: R/50/25/NMA) – approved variation from tile hanging to composite cladding

These examples clearly demonstrate that composite cladding is a **recognised and accepted material** within the locality, including in developments of comparable or greater scale.

Accordingly, the proposed use of cladding at No.15 would not appear incongruous or out of keeping with the established character of the area.

4.3 Design Quality

The proposed composite cladding offers several benefits:

- A consistent and high-quality finish;
- Enhanced durability and weather resistance;
- Reduced maintenance requirements over time;
- Improved construction efficiency.

The material will be specified to ensure it complements the architectural form of the approved development and integrates appropriately with neighbouring properties.

4.4 Response to Previous Concerns

It is acknowledged that materiality was a point of concern during the original application process.

However, the evidence set out above demonstrates that:

- Cladding is already present within the immediate street and surrounding area;
- It has been accepted by the Local Planning Authority in recent comparable schemes;
- Its use would not result in harm to the character or appearance of the locality.

The proposal therefore addresses previous concerns through contextual justification and the commitment to high-quality material selection.

4.5 Policy Considerations

The proposal continues to comply with relevant local and neighbourhood planning policies, including those relating to:

- Design quality;
- Character and appearance;
- Integration with surrounding development.

As the amendment relates solely to materials and does not introduce additional impacts, the development remains consistent with the policy framework that supported the original approval.

5. Conclusion

This application seeks a minor variation to substitute approved brickwork and tile hanging with high-quality composite cladding.

The key points are:

- The change relates solely to materials and does not alter the approved design, scale, or massing;
- Cladding is an established and accepted material within Evelyn Avenue and the surrounding area;
- The proposed material will be carefully selected to ensure a high-quality and sympathetic appearance;
- The variation improves buildability and viability without introducing any additional planning harm.

In light of the above, the proposed amendment is considered to be acceptable and it is respectfully requested that the variation of condition be approved.