18 GAINSBOROUGH AVENUE, WORTHING WEST SUSSEX BN14 8QR

Planning appeal against **Condition 3 ONLY** of the planning decision notice AWDM/1018/25.

APPLICANTS APPEAL STATEMENT

Dear Sir / Madam,

I am writing to appeal against **Condition C3**, which requires the first-floor rear extension to be finished in render to match the existing dwelling.

During the determination of the application, extensive discussions were held with the Local Planning Authority regarding the design and form of the proposed extension. These discussions took place over a prolonged period of approximately five months, during which various aspects of the proposal were considered and refined. At no point during these discussions was the requirement for a rendered finish raised as a concern or presented as a likely condition of approval. The introduction of condition C3 in the planning consent therefore came unexpectedly at a very late stage in the process, effectively at the final decision stage, without prior indication that the proposed external material would be considered unacceptable. This limited the opportunity to address or discuss the matter constructively prior to the decision being issued.

I fully understand the intention behind planning conditions that seek to protect the character of the area and the appearance of the street scene, and I appreciate the importance of ensuring that new development integrates well with its surroundings. Having lived at the property for over 20 years, we are very familiar with and appreciative of the character of the street and the wider area, and we share the desire to ensure that any changes to the property remain respectful of that setting.

The extension is located entirely to the rear of the property and would not be visible in normal views from the public highway. It would only be partially perceptible in limited oblique views when specifically looking down the side elevation from the street frontage. Any visibility would therefore be incidental and not prominent within the street scene.

To further mitigate any perceived visual impact, the horizontal cladding would be finished in a colour that closely matches the existing painted colour scheme of the dwelling. This would ensure visual continuity between the original building and the extension, maintaining a cohesive overall appearance despite the use of a different material.

Given this limited and indirect visibility, the proposed external finish would not result in any meaningful harm to the character or appearance of the street or surrounding area. For this reason, it seems that requiring the extension to match the existing rendered finish may go beyond what is necessary to achieve the intended planning objective.

From a practical construction perspective, the extension is proposed as a timber-frame structure. Rendering timber-frame construction can be problematic due to the natural movement of timber caused by changes in moisture and temperature. Over time, this movement can lead to cracking and deterioration in the render, potentially resulting in an appearance that is harder to maintain and less durable in the long term.

Horizontal cladding is a widely used and appropriate finish for timber-frame buildings. It allows the structure to move naturally, improves breathability, and provides a durable and reliable external finish. The proposed cladding would be limited to the rear elevation and, given the limited visibility of the extension, would not undermine the character of the area.

It is also relevant to note that horizontal cladding is increasingly used in residential extensions and alterations within the surrounding area. Its use has become an accepted contemporary material treatment and has not resulted in any demonstrable harm to the character of nearby streets or the wider built environment. The proposal therefore reflects an approach that is already present locally and consistent with evolving residential design practices.

The intention behind the extension is to create a practical and comfortable family home that can meet our long-term needs. As with many household projects, we are also trying to manage the build responsibly and keep costs within reasonable limits. Requiring a rendered finish that is less suited to the construction method would add unnecessary complexity and expense without providing any clear planning benefit. Using horizontal cladding represents a practical, durable, and proportionate solution that allows the extension to be completed appropriately while maintaining a sympathetic appearance.

I therefore respectfully ask that **Condition C3** be reconsidered and either removed or varied to allow the use of horizontal cladding on the rear first-floor extension.

Yours faithfully,

Mr K Mcloughlin