Development Management - Delegated Officer Report

Application Number: AWDM/1099/21 Recommendation – APPROVE

Site: 75A Old Fort Road, Shoreham-By-Sea

Proposal: Cladding to rendered walls that face south, east and west

Date of site visit: No visits use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling on the north side of Old Fort Road on Shoreham Beach. There is off street parking to the front and the property is set back from the highway in line with properties either side. The property is currently finished in light blue render with a blue tiled roof and has a unique appearance. Property style, age and appearance varies along Old Fort Road and make up the character of the locality.

Consent is sought to clad the first floor of the existing building on the front and sides, south, east and west with fortex weatherboard in pale blue. The building other than the cladding will remain as existing.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The building will change visually from existing with the use of cladding at first floor, however the general character will remain. The finish in blue will be similar to existing therefore not a dramatic change within the context of the existing building or street scene. As stated above the street comprises of a variety of styles of building and this change will add to the eclectic mix of property style, finish and use of materials.

Residential amenity

The change to materials will not give rise to any loss of light, privacy or overbearing impact to neighbouring properties. The first floor change in materials will be visible from adjacent properties and is an elevational change on the front and both sides. However no other changes are proposed and a similar colour will not result in a significant change when viewed from adjacent dwellings. The proposal can therefore be supported here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials Fortec weatherboard in pale blue as set out on the approved drawings.

Is recommendation contrary to letter(s) of representation? N

1. 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.

Case Officer: Hannah Barker Date: 13th July 2021

Authorised by: Peter Barnett Date: 13 July 2021