Expiry Date - 06/04/2022

Development Control – Delegated Officer Report

Application Number: AWDM/0199/22 Recommendation – APPROVE

Site: Block 14 To 22 Willow Court Worthing West Sussex

Proposal: New cladding board to West and part South elevations

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Date of site visit:

No site visit due to Covid-19 precautionary measures, desk top assessment made using submitted application details and GIS street and aerial imagery.

Neighbours checked: Y

Additional neighbour notifications:

Site Notice erected. Expiry: 23 March 2022

Site and Surroundings

The site is located within the urban area of the local plan. It relates to one of several blocks of low rise flats clustered off a small driveway known as Willow Court, and located beyond a tree screen which separates it from the east side of Grand Avenue, West Worthing.

The block comprises of flat No's. 14 to 22, constructed during the twentieth century. The block is externally finished in a light beige stock brick interspersed with sections of magnolia painted render and sections of white coloured, decorated timber framework and infill ply board panels.

The property is not within a conservation area and it is not a listed building.

Proposal

Full planning permission is sought to replace the existing cladding of ply board panels with Cedral click cladding board. The cladding would be in colour white (as stated in email from agent received by LPA 21.03.2022). The application refers to both the south and west elevations.

Relevant Planning History:

Nil

Consultations:

Nil

Representations:

None received

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): H16, (H18)
Worthing Core Strategy (WBC 2011): Policy 16
Draft Local Plan Policy (Draft Submitted 2021) Policy DM5
National Planning Policy Framework (updated 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

The existing cladding is now aged in appearance and due for renovation or renewal. The use of white coloured Cedral click cladding will refresh and uplift the appearance of the building and the immediate neighbourhood, without detriment to the character or appearance of the area.,

The proposal would therefore comply with the above policies in respect of visual amenity.

Residential Amenity

The proposed development would not impact on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informatives

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

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

Case Officer: Alison Ind Date: 24 / 03 /2022

Authorised by: Peter Barnett Date: 24 March 2022