**Expiry Date - 27-08-2015**

# Development Control – Delegated Officer Report

**Application Number:** **AWDM/0964/15**

**Recommendation – APPROVE**

**Site:** **14 Beach Green Shoreham-By-Sea West Sussex**

**Proposal:** **Replace existing cement render cladding with weatherboarding to front elevation (retrospective)**

Neighbours checked: Y
Additional neighbour notifications: N

## Proposal, Site and Surroundings

The proposal is retrospective for exterior cladding to No. 14 Beach Green, a terraced townhouse on Shoreham Beach (a residential outer suburb of Shoreham). It is part of a group of terraces that front a grass area used for parking.

## Relevant Planning History

None

## Consultations (summarised)

Southern Water raises no objection

## Representations (summarised)

Support received from occupiers of 18, 20 Beach Green: excellent improvement, looks lovely, protects house from driving rain.

## Relevant Planning Policies and Guidance

Adur Local Plan (WBC 2003) (saved policies): AG1, AH7
National Planning Policy Framework

## Planning Assessment

### *Principle*

Upgrading of housing stock supported in principle.

### *Visual amenity*

The cladding is a sympathetic exterior material and colour, helping distinguish the individual properties that make up the terrace whilst also maintaining its overall cohesiveness. Another property in the same terrace has exterior cladding.

The material complements the multi-coloured exterior render on the other terraces that make up the group.

Its durable qualities mean its sympathetic appearance will be maintained, despite its exposure to the elements.

**APPROVE**
**Subject to following condition:-**

1. The development hereby permitted has been carried out in accordance with the following approved plans and documents:-

Drawing titled getmapping.com date valid 02-07-2015
Accompanying photographs date valid 02-07-2015
Product brochure titled MarleyEternit Cedral PP-04295095 date valid 02-07-2015

Reason: For the avoidance of doubt and in the interests of proper planning.

***Informative:***

*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 any representations? N

Case Officer signed: Matthew Porter Date: 20-8-2015

Authorised and signed by: PD Date 21.8.15