Expiry Date - 24/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1050/23 Recommendation – APPROVE

Site: 6 Burlington Road Worthing West Sussex BN12 6DB

Proposal: External insulated render to dwelling

Date of site visit: NA – Assessed using Google Street View.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Burlington Road within a residential area of Castle Ward. The property is a post-war semi-detached two-storey household. The property's elevations are comprised of a lower section of 70mm insulated render over concrete frame in a red shade spar dash and an upper section of white render, a concrete tiled gable roof with vertical hanging tiles to side (south) facing gable face, along with white UPVC openings. The attached property No. 8 Burlington Road appears to be a mirrored copy of the application property. The semi-detached pair exhibit an identical appearance in the street scene as is the pattern of the semi-detached properties along this section of Burlington Road. The semi-detached pair are set slightly deeper from the street scene and behind the building lines of the adjacent properties.

It is understood that properties within this locality were constructed in the post-war housing era and were poorly insulated, which in turn has led to inefficient energy usage and difficulties in occupants' being able to obtain a mortgage.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought to strip the existing 70mm insulated render and tile hanging to the gable face back to the concrete frame and apply an additional skin of 100mm concrete blockwork with an off white silicon render finish (Weber Pral M Through Colour) to the entire house. The build would include footing details and rigid cavity wall insulation. Facing brick would be applied to the DPC. New openings are also proposed which would be either aluminium or UPVC with a RAL 7016 (anthracite grey) colour finish.

Relevant Planning History:

Application under regulation 3 (Ref: WB/97/0505/BC) for external insulated cladding system to numbers 6, 8, 10, 12, 14, 16, 18, 20, 28, 30, 32, 34, 44 and 48 Chesterfield Road, 1, 5, 7, 9 and 11 Roedean Road, and 6, 8, 10, and 12 Burlington Road granted. Decision issued 24 July 1997.

Permission granted at nearby property No. 46 Chesterfield Road for removal of existing concrete external skin and replace with face brick/block cavity wall under 91/05171/FULL, decision issued 14 October 1991.

Consultations: None.

Representations:

One representation has been received from an occupant of the attached property No. 8 Burlington Road objecting to the application.

The neighbour raised concerns in respect to how the junction between the properties will be affected and if it could result in water damage to their property.

Confirmation in respect to the objector's queries was sought from Building Control who responded with the following:

'The question raised by the neighbour is a justified concern. The details provided in the planning submission do not clarify how the junction will be weathered. This will be necessary to prevent water ingress that could affect both properties.

A Building Regulation submission will be required for the work. This may be deposited with the Local Authority or an Approved Inspector. In either event details clarifying the weather proofing to the junction will be requested at plan check or site inspection stage.

The Party Wall Act 1996 provides some civil legislation guidance on how developers should consult with neighbours on work affecting party wall structures. A guidance booklet on the process is available at https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet

Given the concern raised it would be useful to advise the applicant who could discuss it with the neighbour as it benefits both parties. The issue does not appear to be one that can be fully addressed at Planning application stage and as the work will require Building Regulation approval the weathering detail will be considered by the relevant Building Control Body.'

In light of these comments, a new plan was requested and received from the applicant to show how the wall junction will be weathered. The plan was accompanied by a method of implementation which reads:

• Line to be cut through the existing insulated render and all insulated render to number 6 to be stripped completely back to the frame.
• 100mm concrete blockwork onto a new concrete strip foundation linked to the existing footings.
• 100mm concrete blockwork to be returned back and tied into the existing concrete panels at the wall junction with next door to the front and rear elevations.
• 60-70mm Kooltherm 108 rigid insulation fixed to the existing concrete frame as the blockwork progresses.
• 20mm waterproof through colour or silicon render applied directly to the blockwork.
• 15mm UPVC stop bead to be bedded onto the blockwork vertically at the wall junctions to number 8, Burlington Drive with a 20mm expanding compriband seal.
• The render will be sealed at both the front and rear elevations to the insulated render on number 8 Burlington Drive. The gap between the junctions will be 5-6mm and the compriband seal will expand up to 20mm therefore giving a fully waterproof seal.
• Alternatively we may propose an external insulated mineral fibre render system in lieu of the 20mm through colour render.

This additional plan and information is found to be acceptable insofar as the LPA is concerned, however, these details require further Building Control consideration which can be achieved at Building Regulation application stage. The applicant is reminded that Building Regulation approval is required for the proposal, as such, an informative has been attached to this permission which instructs how this can be applied for.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

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

Visual Amenity

The proposed works to the house would result in the loss of symmetry of the semi-detached pair by way of design and bulk owing to the render and openings proposed and extra thickness as a consequence to the skin of 100mm concrete blockwork. Notwithstanding this, the works would improve

the living conditions of occupants and extend the longevity of the property which, on balance, is considered to outweigh any adverse impact to visual amenity. In any event, the impact to visual amenity would not be so significant to justify refusal in view of the diversity in design and appearance of properties in the immediate and wider locality, many of which exhibit facades comprising render (notably No's 2 and 4 Burlington Road) and facing brick, which is particularly widely established. Some properties have also inserted anthracite grey openings, namely No. 46 and No. 73 Chesterfield Road which are situated nearby to the south of the property. Therefore, in the context of the wider street scene coupled with the thermal improvements it would provide, the proposal is considered acceptable. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed works are considered minor in nature and would not give rise to a harmful form of development to surrounding neighbours. The house would be increased in bulk only marginally by virtue of the skin of 100mm concrete blockwork and the openings would be replaced on a like-for-like basis in respect to size.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

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.
2. The applicant is reminded that Building Regulation approval is required for the proposed works. Tel: 01903 221068 or 01903 221418 Email: building.control@adur-worthing.gov.uk.
3. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

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Case Officer:	Jason Albon	Date: 23.10.2023
Authorised by:	Jo Morin	Date: 23.10.2023