Development Management - Delegated Officer Report

Application Number: AWDM/0545/24 Recommendation – APPROVE

Site: Rosslyn Lodge, 49 Rosslyn Road, Shoreham-by-Sea, BN43 6WL

Proposal: Replacement weatherboarding to the front (south) elevation.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey detached building, and reads as a dwellinghouse, although it is divided into 4no. flats. The external materials of the property are brick for the ground floor and black horizontal weatherboarding on the first floor. The side and rear elevations are brick faced.

There is an access to the side (west) of the property, which leads to the parking area for the flats, and the is also an access to the other side of the property (east) which leads to the parking area for the neighbouring properties.

The street scene comprises a mix of house types and sizes, with two storey and bungalows; detached and semi-detached, and terraced.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Change the existing black timber weatherboarding on the front elevation to black fibre cement weatherboarding

Relevant History: None.

Representations: None received.

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal to apply a change of material to the existing weatherboarding on a residential property located within the built up area can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The existing building, Rosslyn Lodge, is a purpose built block of flats containing 4no. flats. Currently the front elevation has a strip of painted black, timber horizontal weatherboarding applied to the first floor of the front elevation, and the application seeks to change the material of the horizontal cladding from timber to cement fibre, also to be black.

There will thereby be only a very limited change to the existing visual appearance of the property, and it is not considered that the change in materials will unacceptably affect the character of the property or the existing residential amenities of the neighbour properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.06.2024

Authorised by: Peter Barnett Date: 20 June 2024