Development Management - Delegated Officer Report

Application Number: AWDM/1064/21 Recommendation – APPROVE

Site: 23 Shadwells Road, Lancing, BN15 9EN

Proposal: Part retrospective permission for the provision of front porch and enclosure of carport with provision of light grey cladding to front and rear elevations, porch and carport

Date of site visit: 26.07.2021 - 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 application site is located on the north side of Shadwells Road, and is a two storey end of terrace dwelling with photovoltaic panels on the roof. It also has an existing front porch; single storey side extension; and a rear conservatory extension. The majority of the front amenity area is hardsurfaced. The property sides onto an electric substation.

The housing estate comprises predominantly two storey terraced housing, with the design and materials of the properties being of a similar nature.

Many of the dwellings within the estate have changed the tile hanging strip from tiles to horizontal cladding, although mainly white cladding there is one that is a blue/grey colour; also some of the tiles have changed colour too.

Proposal:

The proposal seeks part retrospective permission for:-

- Front porch;
- Enclosure of the existing car port; &

  Apply grey composite cladding:-
  - Between the ground floor & first floor windows on the front and rear elevations to replace tile hanging
  - The gable of the porch roof
  - The upper sides of the porch
  - The side; front; & rear walls of the side garage extension

Consultations: None

Representations: None

Relevant History: 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 2019

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity

The character of the locality is one of terrace dwellings with very similar materials and design. One of these factors being the use of a separate material between the first floor and ground floor windows, i.e. a separate colour band. These materials are generally tile hanging of a similar colour to the roof tiles.

However, some have got horizontal white pvcu cladding either in a line of dwellings, or interspersed within the terrace of tile bands. Some have varied the colour of the hanging tiles to their properties.

The proposed material is shown on the submitted plans as being 'foamed composite base material with fire retardant' and the chosen colour is light grey. A site visit has revealed that the main of the horizontal cladding has already been undertaken, except on the front and rear of the house.

The works which have been undertaken shows that the cladding is not inappropriate for the building and offers a form of cohesiveness around the building, and ties the side garage in with the main dwelling better. While different in appearance to the majority of houses in the estate, it is not considered that visual harm is caused.

It is not considered that the cladding will materially affect the existing residential amenities of neighbouring residential properties.

Other retrospective works that have taken place are the enclosure of the existing car port and the provision of a front porch. It would appear that both of these have been undertaken some while ago, however planning permission would have been required for them, and this application seeks to regularize them.

The car port needs permission as the sides have been enclosed; and the front porch needs permission as the height exceeds 3m.

Both of these items do not materially affect the existing visual amenities or the residential amenities of the locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26.07.2021

Authorised by: Peter Barnett Date: 26 July 2021