Expiry Date - 04/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0837/24 **Recommendation – REFUSE**

Site: **143 Palatine Road Worthing West Sussex BN12 6JR**

Proposal: **Retrospective application for Cedral fibre cement board cladding in light grey to part front/side elevations of bungalow**

Date of site visit: 08/08/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the south side of Palatine Road within a residential area of Worthing. The property comprises a semi-detached bungalow with a distinctive projecting gable feature to the front elevation, and is part of a group of matching properties along this part of Palatine Road. Materials consisted of brick and render to the elevations and a tiled roof. The application site shares a driveway with No.145 to the west, which leads to detached garages for both properties which directly adjoin each other and are situated just beyond the rear of the main buildings.

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

Proposal

Retrospective planning permission is sought for retention of Cedral fibre cement board cladding to the front and side elevations of the forward projection at the front of the property.

Alterations to the front projection were approved under application AWDM/0898/20 which included removal of the existing tile corbelling to the front gable, the installation of external insulation to the walls and render the front and side elevations.

The works above have been carried out to the front and side walls of the forward projection but have been finished in light grey Cedral cladding instead of the render as approved. This application seeks to retain the cladding as built.

Relevant Planning History:

AWDM/0898/20 - Demolition of existing conservatory and garage and construction of proposed single storey rear extension and attached garden

store/workshop. New roof light to east elevation and re-configuring of existing external door and alterations to front gabled end – Approved

Consultations:

None required

Representations:

One representation received supporting the application:

I fully support this retrospective application made by my neighbour. The cladding is smart and inoffensive. I am sure it provides insulation to the property. I have no objection to the cladding remaining.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

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

Policy Context

Policy DM5 of the Worthing Local Plan 2023 requires that the materials used for development should *'respect and enhance the character of the site and the prevailing character of the area'* and *'enhance the local environment by way of its appearance and character'.* This requirement is detailed further in the council's SPG - *Extending or altering your home*:

*'**General Principles** - the two most important things to ensure are; that the design of your extension achieves an appropriate relationship with the design of the existing house and; that it also takes into account any impact on the street scene'*

'***Materials*** - '*The facing materials of any extension should ideally match those used for the existing house. If identical materials are not available, the nearest possible alternative should be used. When selecting materials, you should ensure that they match the originals in size, shape and texture.'*

Visual Amenity

The residential dwellings to this part of Palatine Road are of the same design, form and scale comprising semi-detached bungalows with a gabled front

projection. Materials are traditional, consisting of brick and render to the elevations and tiled roofs. All of the other properties of the same type are finished in brick to the front projection. The previous application approved a render finish to this front projection (following the application of external insulation) which would have matched the render to the front of that property and would have remained in keeping with the traditional character of the street scene.

The introduction of cladding is entirely out of keeping with the surrounding street scene and appears as a visually intrusive form of development that is exacerbated by its prominent position to the front of the dwelling. The use of cladding draws attention to the property due to its lack of integration with the traditional materials used on the existing and neighbouring buildings and fails to reflect the predominant characteristics of the locality or the prevailing pattern of development in the vicinity, creating a discordant form of development. A key prevailing characteristic of the area is the general uniformity of elevational treatment, which has been disrupted in this case by the introduction of light grey cladding. The proposal therefore, results in significant harm to the character and appearance of the dwelling and the visual amenities of the locality.

It is recognised that in some areas of Worthing cladding has been approved however this is only in cases where the street scene has a much more varied or less traditional character in respect of design and materials or on extensions/alterations to the rear that are not visible from the surrounding roads; neither of these factors apply in this case.

To allow cladding at the application site would undermine previous planning decisions in the immediate area which were subject a condition to use matching materials, in the interests of visual amenity. Cladding has only been approved for additions to the rear that are not visible/have very limited visibility in the street scene. The use of cladding in this location would dilute and detract from the traditional character of the street scene having a significant and harmful impact on the visual amenities of the locality.

Policy DM5 of the Worthing Local Plan states, *'Ensuring Approved Plans are Delivered c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will resist subsequent planning applications that would impact negatively on the design and quality of the approved scheme.*

This application to retain cladding to the front projection instead of the approved render of the previous application, would be in direct conflict with the above policy and would impact negatively on the design and quality of the approved scheme. The use of cladding is therefore contrary to policy DM5 of the Worthing Local Plan and design guidance within the Council's SPG – Extending or Altering your home.

Residential Amenity

There is no additional harm to the residential amenities of adjacent occupiers as a result of the change of materials.

Recommendation

REFUSE for the reason:-

1. Retention of the cladding by reason of its uncharacteristic appearance and position at the front of the building, results in a visually prominent and intrusive development that fails to integrate well with the existing building or respect or enhance the prevailing character of the area. The introduction of cladding results in disruption to the visual cohesion of the area and dilutes and detracts from the traditional character of the street scene having a significant and harmful impact on the visual amenities of the locality. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the revised National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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

Case Officer:	Amanda Haslett	Date:	30/08/24
Authorised by:	Jo Morin	Date:	02.08.2024