Development Control – Delegated Officer Report

Application Number: AWDM/0758/18 Recommendation – APPROVE

Site: 47 Cheal Close, Shoreham-by-Sea, BN43 5RG

Proposal: Timber effect cladding and white render to part of front (east) elevation.

Date of site visit: 06.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to a two storey, brick faced, end of terrace residential dwelling. The terrace is set at approx. 90 degrees from the highway. The dwelling has white, horizontal, timber effect cladding across the majority of the front elevation, namely a section next to the front door; a section under the ground floor window; and between the upper windows and under the upper windows.

The dwellings are circa 1960's, with low pitched roofs and flat roof porches. The street scene comprises various designs and sizes of dwellings, and the use of white PVCu horizontal cladding often reoccurs throughout. In other instances there is tile hanging etc.

The application seeks permission for the changing of the horizontal cladding from white PVCu to Marley timber effect cladding – Silver Grey (as stated on the submitted plans). There will also be some render to the walls to be applied below the front ground floor window. (Other items shown on the plans i.e. new roof over existing flat roof porch; new side window within existing porch; and upsized rear conservatory, are permitted development and therefore not for consideration on this application.)

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The street scene comprises a mix of dwelling types and sizes, with a reoccurring use of white PVCu plastic horizontal cladding, but there is also differing types of cladding in use, for example tile hanging.

No. 41 in the same terrace as the application has changed their horizontal to what appears to be natural wood cladding, and the direct neighbour, no. 45, has a blue grey colour horizontal cladding. Both of these properties have replaced the cladding in the same position as the original, i.e. including underneath the ground floor window. The current application seeks to replace all of the existing cladding with the proposed silver grey cladding, but for the area under the ground floor window which will be rendered. However, this will marry with the side elevations of the re-sized rear conservatory, which will have rendered elevations.

Even though the two that have been changed within this terrace of six, it is acceptable for another one to change. Indeed, this variety in colour is to be expected with the passing of time.

Residential Amenity

The neighbouring properties will not be adversely affected by the proposed cladding colour change along with the render section as it will not be causing any demonstrable overlooking, overshadowing or overbearing.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without revisions

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

Case Officer: Eve Hearsey Date: 28.06.2018

Authorised by: Peter Barnett Date: 29 June 2018