Development Control – Delegated Officer Report

Application Number: AWDM/1729/19 Recommendation – APPROVE

Site: 43 Tower Road, Lancing, BN15 9JR

Proposal: External insulation and self finished render (50mm thick) to front elevation.

Date of site visit: 15.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to middle of terrace, two storey residential property situated on the south side of Tower Road, Lancing. The site has a fairly deep front garden of approx. 11.5 metres and a very deep rear garden of some 34.5 metres. Tower Road, predominately comprises two storey, brick faced, terraced housing. The site also backs onto railway lines. Lancing railway station lies to the east of the site.

The front elevation of the application site and its neighbour no. 41, together with no. 33 have painted brickwork, others within the street have either the ground floor or the first floor of the front elevations, painted.

Proposal

The proposal seeks planning permission to apply external insulation and self-finished render to a thickness of 50mm, to the front elevation of no. 43 Tower Road.

***Planning History**:*

AWDM/1824/17 Part single/part two storey rear extension. **Approved 06.02.2018**

Consultations: None

Representations: Lancing Parish Council : No objection

Relevant Planning Policies

Adur Local Plan: Policy 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal to apply insulation of 50mm thickness to the front elevation of the dwellinghouse is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character and appearance of the locality in general.

Visual Amenity

The application dwelling and others within the street scene have already painted the front elevations of their properties. Therefore to apply insulation/render to the front elevation of the property will not appear out of keeping with the character of the street.

The insulation cladding will be 50mm thick, and will be screened from view to the east as no. 41 sits forward of the application site. It will sit proud of the neighbouring property to the west, namely no. 45, but the small increase in the thickness of the wall will not be unduly noticeable from the street scene given that the property is over 11m from the pavement.

The application also shows that the front roofslope will have a new rooflight, however, this does not require planning permission, and therefore is not being considered here.

Residential Amenity

It is not considered that the cladding will result in any material loss of residential amenities to its neighbour's no.'s 41 and 45 Tower Road.

No 41 sits forward of the application site and thereby does not have any direct views of the cladding. No. 45 is level with the application site so could see the edge of the cladding, but it is not considered that the depth of the cladding would result in the loss of residential amenity to that property.

Recommendation : APPROVE, subject to the following conditions

1. Approved plans
2. Standard time limit

Informatives

1. Approved following amendments
2. The work being carried out is considered to be work to a thermal element under The Building Regulations 2010 and therefore may need to be the subject of a building regulations application; this is to ensure that it meets the Thermal, Damp Proofing and Fire requirements of those regulations.

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

Case Officer: Eve Hearsey Date: 30.01.2020

Authorised by: Peter Barnett Date: 30 January 2020