Development Management – Delegated Officer Report

Application Number: AWDM/1562/24 **Recommendation – APPROVE**

Site: **Dorset Lodge, First Avenue, Lancing, BN15 9QQ**

Proposal: **Replacement of timber cladding to the west elevation bay windows with fibre cement cladding.**

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

Dorset Lodge is a circa 1970's detached two storey block of 6no. flats positioned on the east side of First Avenue, Lancing. It has a concrete parking apron to the rear and a concrete drive to the north side of the block. The building has a pale coloured brick face and a dark tiled roof.

The front elevation has 3no. two storey bay windows, and between the first floor and ground floor bay windows is black painted horizontal timber cladding.

First Avenue predominantly two storey terraced dwellings.

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

Proposal

The application proposes to replace the existing timber cladding with black fibre cement cladding.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the change of cladding materials to this residential block of flats within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

Visually, the change of cladding will mean that the property will look little different than it currently does. The Hardie Planks that will be used, look very similar to wooden planks and they are self coloured with a slight sheen. They are also stated to be low maintenance and will keep their colour. The replacement planks will be black as per the existing timber boarding.

The change of material will not affect the visual or residential amenities of the neighbouring properties or the character of the street in general.

Recommendation

APPROVE subject to Conditions:-

2. Standard time limit
3. Materials

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 11.02.2025

Authorised by: Peter Barnett Date: 11 February 2025