Development Management – Delegated Officer Report

Application Number: AWDM/1286/22 Recommendation: APPROVE

Site: 19 East Meadway, Shoreham-By-Sea

Proposal: Retention of exterior timber cladding - retrospective

Date of Site Visit: 16th August 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a part single storey, part two storey asymmetrically designed dwelling. It is on the north side of East Meadway at the western end on Shoreham Beach. The building is of striking design and finish with both black cladding and natural timber cladding and dark window frames to complement the building design and finish. Retrospective consent is sought for the existing cladding which had replaced tile cladding, brick and uPVC boarding.

Representations - None

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The cladding as existing is clearly visible within the street scene and the building is a unique element to the street scene, both the building form and the materials give rise to a contemporary development. Within the street scene there is a dominance of more traditional materials with brick and tile hanging and some uPVC boarding which

existed in this case prior to replacement. However amongst this there are elements of more modern finishes with dark window frames and white render giving rise to a move towards a more modern character which is represented elsewhere on the beach in many cases. However there still remains a traditional backdrop as buildings have retained their original appearance and character. Yet the application site and its adjacent neighbour are two buildings which have a more distinctive appearance and without the new cladding these two properties were prominent within the street scene, the cladding is in keeping with this character.

Residential amenity

The cladding is visible from adjacent properties however it does not result in any loss of light or overbearing impact, there are no issues with regards to residential amenity.

Recommendation

APPROVE

Is the recommendation contrary to letter(s) of representation Y/N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 23rd August 2022

Authorised by: Peter Barnett Date: 23 August 2022