Development Management – Delegated Officer Report

Application Number: AWDM/0096/22 Recommendation: APPROVE

Site: 132 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: First floor balcony to south (rear) elevation and addition of cladding to all elevations. Application to vary condition 4 of AWDM/0734/22 to replace cedar wood cladding with fibre cement /composite weatherboard

Date of Site Visit: when considering AWDM/0734/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached, hipped roof chalet bungalow with front and rear dormer. It is of brick and tile construction and has a hipped roof single garage projecting to the front. Consent was granted under AWDM/0734/22 to clad the bungalow with cedar vertical wood cladding, to the ground floor on all elevations, also the front and rear dormers and the sides and front elevation of the garage. Also approved was a balcony to the rear with glazed balustrade with access from the rear dormer. The balcony is the width of the dormer plus the area to the west side up to the side elevation of the bungalow. A privacy screen 1.8 metres high was approved on the west side.

The bungalow is on the south side of Old Fort Road, Shoreham Beach. Where there is an eclectic mixture of different property style, use of materials and scale.

Condition 4 of the above consent stated the cedar wood cladding was to be used. This application seeks consent to vary this condition to use black/charcoal composite weatherboard. It was considered by the applicant that this material would be more appropriate to be used on this seafront location.

Representations: - None received

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. It is only the change in materials that are for consideration here, the extensions and alteration to the building have already been assessed and approved.

Visual amenity

The proposed materials will result in a visual change to the building from that originally approved. These materials and those approved previously will alter the character and appearance of the bungalow significantly. It will create a unique style property within the street, within the context of this locality the cladding can be supported and will contribute to the variation and interest within Old Fort Road.

Residential amenity

The changes to materials will not impact upon residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

2. Standard 3 year time limit
3. Prior to use of the balcony hereby permitted the privacy screen shall be installed in accordance with the details shown on the approved plans and it shall thereafter be retained.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

4. Notwithstanding the details shown on the approved plans the building shall be clad with composite weatherboard in black or charcoal unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to accord with Policy 15 of the Adur Local Plan.*

Is recommendation contrary to letter(s) of representation 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: 22nd February 2023

Authorised by: Peter Barnett Date: 22 February 2023