Development Management - Delegated Officer Report

Application Number: AWDM/0344/20 Recommendation – APPROVE

Site: 1 Mill Lane, Shoreham-By-Sea

Proposal: Change to front façade including cladding, render, windows and door to grey UPVC and black gutters and down pipes.

Date of site visit: Used submitted photos and google maps.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached building which is of brick and tile construction. It is currently an office/business use with a facia sign across the front of the building. Consent is sought to change the front façade of the building from the brick with white uPVC to include first floor light brown cladding, ground floor white render with black guttering and down pipes and grey window frames and door. The proposed images also show a new fascia sign which is subject to an accompanying application AWDM/0345/20. The site is adjacent to the Shoreham Conservation Area.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading an existing commercial building in a residential area. This can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The building as existing is not considered to have any significant character which contributes to the visual amenities of the locality. Adjacent and surrounding the site are residential buildings of more merit, such as Victorian semi detached dwellings to the west. Less historic buildings are opposite also of some character, differing in

style and use of materials. The changes proposed will alter the existing character of the building introducing render and cladding and giving the building an overall more contemporary design. It is however considered that as existing the building does not relate to any adjacent built form or character and this change will not be detrimental. The changes will upgrade the existing building appearance and improve its plain front elevation within the street scene. The changes are not considered to be harmful in this case. The submitted plans show details of the colours to be used, with the cladding light brown. This will be conditioned to ensure no other colour variations are used. These muted, monochrome tones are considered suitable here and will preserve the setting of the Conservation Area.

Residential amenity

Being within a residential area the changes will be visible from adjacent dwellings. It is however not considered that the changes will give rise to any adverse impact. The signage is changing from that which is existing, however this is subject to another application. For consideration here are the changes to the appearance of the façade and use of materials. There will be no increased scale to the building and the use of the building is not for consideration here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The cladding hereby permitted shall be light grey Equitone Linea Cladding 'Hessian' with ground floor white render and anthracite grey UPVC window frames and door. Reason: - In the interests of visual amenity and to accord with Policy 15 of the Adur District Local Plan.

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

1. 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.
2. It should be noted that the non illuminated facia sign shown on the approved drawings is not permitted under this application and is subject to AWDM/0345/20.

Case Officer: Hannah Barker Date: 24th April 2020

Authorised by: Peter Barnett Date: 28 April 2020