Development Control – Delegated Officer Report

Application Number: AWDM/0276/13 **Recommendation – Approve**

Site: **St Peters Place, Western Road, Sompting, West Sussex**

Proposal: **Remove tile hanging from southern elevation of southern block and from western elevation of northern block and replace with white render.**

Date of site visit: 19 March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to 2 three storey blocks of flats on the east side of Western Road. The flats are located to the west of the Lancing Business Park and to the south of the railway line and are prominent in views from the road. They have tile hanging on the upper 2 floors to the west elevation of the northern block and to the south elevation of the southern block. The application is proposing to replace the tile hanging with white render, described as K Rend Ash White. In support of the application, the applicant has advised that the battens which support the tile hanging are failing and the cheeks of the windows are sagging and unsightly. The insulated render system would improve the appearance and increase insulation to the flats.

Planning History

None relevant

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and 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 existing tile hanging gives the building a dark appearance and the proposed render will be a striking change. There are a few examples of rendered dwellings in the area but the majority have a brick finish. Nevertheless, it is not considered that the proposed render finish on the upper floors will harm the visual amenities of the locality.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

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.

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

Case Officer: Peter Barnett Date: 16 April 2013

Authorised by: Gary Peck Date: 16 April 2013