Expiry Date - 10/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0173/25 **Recommendation – APPROVE**

Site: **31 New Broadway Worthing West Sussex BN11 4HP**

Proposal: **Application of rendered finish to external (masonry) face of front elevation (Nos 27-31).**

Date of site visit: 17/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the north side of New Broadway and within a Medium Scale Local Shopping Centre. The application relates to a two-storey terrace building including No.s 27 to 31, with commercial use at ground floor (launderette, dance studio) and self-contained flats at first floor. The terrace has brick elevations and a render band to the first floor and shopfronts and render at ground floor.

The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for the application of render in off-white to the first floor front elevation to cover the existing brickwork. The expressed profile render band that extends to the edges of the building would be retained and painted a darker colour. The brick parapet would also be retained as brick.

The works are required to prevent water ingress and further deterioration from weather.

The application has been amended to retain the brick parapet at the top and the render band painted a different colour to retain these features.

Relevant Planning History:

PREAPP/0377/24 - Is PP required to render the first floor property? - Planning Permission Required

Consultations:

Network Rail - Following a review of the application, I can confirm that Network Rail have no comments to make on the proposal.

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Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to upgrading commercial/residential properties within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The street scene is predominantly brick at first floor level however there are a couple of examples of render or painted brick at first floor. The render band and brick parapet detail are consistent features across the frontages but these details are lost on the other rendered examples. It was considered important to retain these features for this proposal to avoid similar loss of character that has occurred elsewhere. Amended plans were provided to show the render band painted in a different colour helping this feature to stand out and to retain the brick parapet to help break up the large expanse of single colour render. These amendments are considered to enhance the proposal and retain the character of the property and the wider street scene.

There would be no significant adverse impact on the visual amenities of the locality or the character of the street scene as a result of this application.

Residential Amenity

The proposal would not have any detrimental impact on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. The render band shall be painted a contrasting colour as indicated on the approved drawings and the brick parapet retained as exposed brickwork, unless otherwise agreed in writing with the Local Planning Authority.

Informative

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The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	Amanda Haslett	Date:	06/05/25
Authorised by:	Jo Morin	Date:	06.05.2025