Analysis of facing materials and cladding used in new construction, renovations and conversions in West Tarring

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28 Terringes Avenue, West Tarring
Application Number: AWDM/0776/23
Loft conversion with hip to gable roof alteration and rear box dormer.

This document is in response to the Case Officer's request for a change to a more sympathetic form of cladding. The proposal recommends the use of Marley Eternit Cedral Fibre cement weatherboards as a cladding material on the gable end and rear box dormer.

The main issue is whether the proposed gable end of the roof extension to No 28 Terringes Ave. would be intrusive in the street scene if clad in weatherboarding, rather than using traditional tile hanging which it is suggested is the predominant material in the area.

The applicant has noted from his back garden that he can see several properties where grey simulated board cladding has been used on dormer developments, presumable under permitted development where the Council are prevented from imposing a change related to a saved policy or design guide. In other parts of the borough Larch and Cedar timber boarding have been used to great effect on bungalows without apparently being challenged.



Fig 1 Two local examples of contrasting colour fibre cement cladding board on rear box dormers and a gable end visible in the street scene. The roof material has also been changed.

Number 66 Terringes Avenue has been extended with a hip to gable with rear box dormer under AWDM/1887/19. This is an identical bungalow to No 28 with a deep plan and therefore it was submitted on a householder application because the volume of the new roof exceeded the limitation under PD rights Fig 2.



Fig. 2 66 Terringes Ave.

When examining the application documents; under question 10, Materials, the list describes the new work as “felt flat and tiled pitch”. The list does not reference the finish of the box dormer or the gable, although it is noted in the officer’s report “The rear dormer to be tile hung to match the roof”. There is no specific mention of the material to clad the gable although reference is made to its close proximity to the neighbouring property and the need for obscure glazing in the window. The officer thought the gable unlikely to be intrusive which must include the appearance and hence the materials to be used. I conclude from this that it was either overlooked or not thought relevant, despite having greater prominence in the street scene than No 28; and as a consequence it has been clad with a grey fibre cent boarding. All the relevant Council policies are quoted which, for the sake of brevity, I will not recite, save that DM5 is not mentioned.

Condition 03 of the consent notice drew attention to the “external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority”. From this I conclude that the cladding was presumably approved; nevertheless it is strikingly different from the roof colour and windows since these were also replaced without being challenged.

Fig 3 below indicates that the hip end of the roof at 28 Terringes Avenue; which, when approached from the east, is largely obscured from the road by the adjoining house. The proposed gable end will therefore be less visible.



Fig 3

In terms of the officers recommendation to use tile hanging, the tiles on the existing roof of these bungalows are a large format interlocking Redland tile which are unsuitable for tile hanging and have discoloured since the property was built in the 1950's; although they are still serviceable and my client, unlike No 66, has no plans to replace them. The tile hanging would therefore need to be plain tiles and difficult to obtain a colour match. It would seem from a reconnaissance of the area that a great many properties of this period, particularly bungalows in the Parish of West Tarring and the wider area, are being re-roofed because the tiled are life expired after more than 50 years. This results in a variety of shades and texture according to preference and invariably leads to a significant change to the character of an area – not necessarily immediately perceived. The east side of Lindum Road is a notable example.

Within the immediate vicinity and the wider West Tarring area there are now a considerable number of hip to gable and box dormer developments that have adopted this particular cladding in various shades of grey which are strikingly different in colour and texture to the original roof where the latter has not been replaced. Similarly, there is a clear movement towards coloured window frames from a range of grey through to anthracite all without effective control over the colour which have had a dramatic impact on the appearance within those localities. It would seem to me that those involved in

the design process have tried to give the buildings a contemporary “lift” by choosing a more modern interpretation of cladding using a low carbon sustainable material that can be recycled rather than slavishly following the more traditional route of tile hanging. Moreover, 1950’s bungalows are unlikely to be considered heritage assets given the level of alteration already apparent in the borough.

The Planning Department have discretionary powers to override policies and design guides where a more satisfactory outcome is achievable and I believe can be demonstrated. In this instance I think it is arguable that the proposed east gable and rear dormer of No 28 are not immediately visible in the street scene so as to be visually instructive; certainly not as intrusive as No 66 Terringes Ave where the grey boarding, change of tiles and windows appears to be quite successful.

In the wider context and close to the conservation area Irene House, a former nursing home, on the corner of Parkside Road and South St. Tarring was replaced in 2018 by 22 flats Fig 4. The facing materials on the east and north elevations are a combination of coursed cobbled flint, dark red/brown facing bricks and black stained weatherboarding. The first two materials reference the historical context of the conservation area but the weatherboarding would seem out of context, although successfully integrated. The “stained weatherboarding”, incidentally, is fibre cement cladding.



Fig 4.. The flats replacing Irine House demonstrate the effective use of cladding adjacent more traditional materials.

New cladding can provide a face lift to an older property, which can be a very effective method for renewing a tired looking façade creating a positive impression. There are also examples of individual

properties in adjoining roads being updated in the same grey cladding without apparent reference to planning considerations relating to existing materials.



Fig 5. Cladding used to effect overlaying an area of old render on a bungalow.

In the circumstances I would ask if the planning office could reconsider the use of fibre cement cladding in this location given the body of evidence of its use in the Parish without effective control or appearing to be out of context; which, on appeal, would prove difficult to provide a substantive argument that No 28 would be out of character or unusually intrusive.



Fig 6. This new development is in the conservation area and overlooks the park. A major part of the elevation is in Marley Cedral weatherboarding with considerable impact.

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