

29 Grafton Gardens

Planning Statement and Materials Specification

Application to vary condition 03 of planning permission
ref. AWDM/0303/23

29 Grafton Gardens, Sompting, BN15 9SP

June/2026



1. Introduction

This statement accompanies an application to vary condition 03 of the above planning permission, which relates to external materials. The application seeks consent for a revised material palette to all elevations and associated external finishes. The proposal does not alter the overall form, scale, footprint, or use of the approved development.

2. Proposed amendment

The approved external finish included hung tiles and brown brick to the front elevation, with white fenestration, gutters, soffits, and fascias. It is now proposed to substitute these with Hardie VL Plank composite cladding in Midnight Black, together with black uPVC fenestration, black uPVC gutters, black uPVC soffits, and black uPVC fascias. The revised finishes are shown on the submitted elevations and described in the updated materials schedule below.

3. Planning justification

The proposed changes are limited to external materials and are not considered to materially alter the overall design, siting, or scale of the development. The revised palette remains visually coherent and will continue to present a high-quality appearance appropriate to the residential context.

The use of vertical composite cladding in Midnight Black introduces a clean, contemporary finish that reads consistently across the front elevation and helps simplify the composition. The black fenestration and associated rainwater goods, soffits, and fascias provide a coordinated external treatment, strengthening the overall visual unity of the proposal. Overall, the revised material choice is considered acceptable in planning terms and does not give rise to undue visual harm.

Reference photographs of nearby buildings with similar cladding are included to demonstrate that the proposed material approach is not out of keeping with the wider area. These examples support the view that the revised palette can sit comfortably within the local built form and character.

4. Updated materials specification

External walls: Hardie VL Plank composite cladding in Midnight Black.

Windows and doors: Black uPVC frames.

Rainwater goods: Black uPVC gutters and downpipes.

Eaves details: Black uPVC soffits and fascias.

Other external finishes: To remain as approved unless otherwise stated on the submitted elevations.

5. Conclusion

The proposed variation is limited to the external material treatment and does not change the approved development in any fundamental way. The revised palette is considered appropriate to the site and its surroundings and is supported by the submitted elevations and reference images. It is therefore requested that condition 03 be varied to allow the updated materials set out in this statement.

6. Reference Images



38 Grafton Gardens, BN15 9SP



27 Grafton Gardens, BN15 9SP