Development Management – Delegated Officer Report

Application Number: AWDM/1395/23 Recommendation – APPROVE

Site: 52 Milton Drive, Southwick, BN42 4NE

Proposal: Render the original brick walls of the property with a flat finish

Date of site visit: N/A - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is located on the east side of Milton Drive, Southwick, and is a semi-detached, hipped roof bungalow with a forward outrigger. The property has a rear, flat roof single storey extension, measuring 4m in depth x approx. 7m wide. There are also other outbuildings to the rear.

The street scene mainly comprises a mix of semi-detached and detached bungalows, many of which have undertaken some form of extension, with rear single storey extensions and front and/or rear dormers, and many also have outbuildings within their rear gardens. The materials use for the bungalows vary, some are brick others are render or render and brick. The neighbouring property no. 50 has painted brickwork on the front elevation.

The Proposal:

The application seeks permission to:-

- Apply a render finish to the external walls of the original bungalow

Consultations: None.

Representations: None received

Relevant Planning History:

AWDM/0592/20
Single storey rear extension to replace existing conservatory.
Approved 19.05.2020

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The works proposed will be to render the existing bungalow with a Monocouch render ('monocouche' being derived from French mono (single) couche (coat) – one coat render).

It is noted that there are many bungalows within Milton Drive which are already rendered, or as the neighbour at no. 50, have painted the existing brickwork.

It is thereby not considered that the rendering of the existing bungalow will look out of character with the street scene, or result in any material loss of existing visual or residential amenity within the locality or to the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26.03.2024

Authorised by: Peter Barnett Date: 26 March 2024