Development Management - Delegated Officer Report

Application Number: AWDM/1343/23 Recommendation – APPROVE

Site: 61 Old Barn Way, Southwick, BN42 4NS

Proposal: Cladding to replace render on north, west, and south elevations.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey end of terrace, with a two storey side extension. The dwelling is situated on a corner plot with the side elevation facing onto an off shoot extension of Old Barn Way.

Old Barn Way has a few off shoots also being Old Barn Way, and the street scene comprises predominantly two storey terraced dwellings with a mix of elevational materials.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Replace the existing render on all first floor elevations, to horizontal cladding.

Relevant History:

AWDM/1182/17 First floor side extension to west elevation above existing garage. **Approved 25.09.2017**

AWDM/0463/17 Single storey extension to front (south) elevation

Representations: None received.

Consultations:

Env. Health Public Health: No adverse EH comments to this application.
Env. Health Public Sector Housing: No comment

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal to replace the render with horizontal cladding will be to a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The nearby properties to the application site are all of a very similar design and range from terraced to semi-detached. The materials used for the first floor treatment of the dwellings range from brick, to render, to tile hanging to horizontal cladding, (no.'s 58, 52,48, 46, 44 and others). In the main, the majority have rendered first floor area, and the end/side elevations of the properties are brick faced with the application site appearing to be the only one which has rendered its side elevation.

The colour of the horizontal cladding is shown on the application form to be either 'Argent' or 'Flint'. Both of which are tones of grey.

The principle of the horizontal cladding is acceptable in principle within this street, as there are many others that have chosen to clad their properties in horizontal cladding. The colours of both the horizontal cladding and the render within the area are various, with no theme or link between them, therefore the use of a grey will be acceptable within the locality, as some appear to be light grey and one opposite is a darker grey. The end elevation of the application site would benefit from a sober colour such as grey.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Cladding colour

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.11.2023

Authorised by: Peter Barnett Date: 28 November 2023