Expiry Date - 29/10/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0323/10** **Recommendation – Permit Application**

**Site:** **12 High Street Shoreham-by-Sea West Sussex BN43 5DA**

**Proposal:** **Plank cladding of first floor front elevation of 12-14 High Street and first and second floor front elevation of 10 High Street**

## The Application

The application relates to three mid-terrace buildings on the north side of the High Street facing Coronation Green. The buildings are in commercial use at ground floor with residential accommodation on the upper floors. 10 High Street (Warwick Baker Estate Agents) is a three storey building with white plastic cladding to the upper floors, while 12 and 14 are two storey pitched roof buildings with render at first floor.

It is proposed to clad the upper floors of all three buildings with James Hardie fibre cement plank cladding. 10 High Street will be light cream coloured (Sail Cloth) and 12/14 will be light grey (Cobble Stone). The applicants have supported the application by stating that the buildings suffer from water penetration due to their 'bungaroosh' construction which has poor resistance to water. Water is entering the shop at No.14 and has damaged stock and there is similar damage to No.12. No.10 is already clad in white plastic and the applicants consider that the proposal will solve the water ingress problem and will not appear out of keeping.

The site lies with the Conservation Area.

## Consultations and Representations

### Consultations/Comments

**West Sussex County Council** – The Conservation Architect that this is a sympathetic recladding of this cubist structure.

**ADCAG** – Approve

### Third Parties

1 email received from Michael Norman (address not given) stating that he does consider the material to be suitable for a Conservation Area and tile

hanging would be more appropriate. The lower buildings have a pleasant Georgian mansarded appearance which does positively contribute to the character of the High Street. However, the white plastic cladding to the early 19th century No.10 is not very attractive and one wonders how, or if, it received permission.

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)

## Planning Assessment

### Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas. It is therefore essential that new development respects the existing historic environment. The relevant policy is AB4 and Government policy and guidance is in PPS5.

PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

### Visual amenity and impact on character of Conservation Area

The High Street is generally characterised by rendered walls or tile hanging, although No.10 is currently clad in white plastic boards which do not enhance the Conservation Area. Their removal and replacement with cement cladding is therefore considered to be an acceptable proposal which will enhance the character and appearance of the area.

Of greater concern is the cladding of the adjoining buildings and the impact this may have on the character of this part of the Conservation Area. The applicants have provided evidence of the water ingress and have stated that "despite replacing the south facing windows, roof and lead work to the parapet gutter, the front elevation (of No.12) remains at saturation point. The only remedy is to batten off and clad, thereby creating a water proof barrier and also facilitating the wall to slowly dry out on its own accord."

The cement fibre material has been used successfully on properties elsewhere in the District although these tend to be modern buildings were such material is appropriate. In this historic environment the cladding

proposed could appear rather stark and out of character. However, the colours proposed are subtle and will not appear garish. The problems suffered by these exposed buildings are acknowledged and it is considered that, on balance, the proposal is acceptable. This should not be seen as setting a precedent for similar proposals elsewhere along the High Street, however, and any future application must be considered on its individual merits.

**Residential amenity**

The proposal will have no impact on residential amenity.

**Recommendation**

APPROVE for reason that:-

2PC

Subject to:

1. C1Ci
2. The buildings shall be clad in James Hardie Plank Cladding, Sail Cloth colour (No.10) and Cobble Stone colour (No. 12 and 14) only and no other without the prior written approval of the local planning authority. Reason – In the interests of the character and appearance of the Conservation Area having regard to policy AB4 of the Adur District Local Plan
3. The development hereby approved shall not commence until details of the treatment for the edges of the cladding and for the finish to the parapet roofs of No 12 and 14 High Street have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason – In the interests of the character and appearance of the Conservation Area having regard to policy AB4 of the Adur District Local Plan
4. This permission relates to the following approved plans date stamped received 3 September 2010: Location Plan and Block Plan, Proposed Front Elevation Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 25 October 2010

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