Development Management - Delegated Officer Report

Application Number: AWDM/0323/24 Recommendation – APPROVE

Site: 27 Croft Avenue, Southwick, BN42 4AA

Proposal: Application of insulating render to all external walls and chimney.

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 1930's two storey, semi-detached dwelling with a hipped pitched roof, and facing bricks to all elevations. There is a section of hung tiles in the two storey front bay between the first floor window cill and the head of the ground floor window.

There is a mix in elevation materials within Croft Avenue, including all brick faced elevations; a mix of brick and render elevations; and total render elevations.

The street scene comprises mainly two storey residential properties.

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

Proposal:

Permission is sought to:-

- Apply 30mm of insulating render to all external walls, including chimney, (excluding tile hanging on the front bay).
- Render will be pale in colour.

Relevant History: None.

Representations: None received.

Consultations: None

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 2023

Planning Assessment

Principle:

The proposal to apply render to the brick facing on 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:

Croft Avenue is a well-established residential area, and are mainly two storey and typical 1930 designs. The external materials on the properties vary and merge, with the principal materials being brick and render of varying ratios, i.e. part render part brick; full render; full brick etc. The principle of the render onto the existing brickwork is acceptable within this street. Indeed other properties within the street have applied render to the whole of the dwelling, namely no.'s 22 and 33.

It is considered that the character of the street will be maintained and there will be no unacceptable harm occurring to either the visual or residential amenities of the locality.

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: 15.05.2024

Authorised by: Peter Barnett Date: 15 May 2024