Development Management – Delegated Officer Report

Application Number: AWDM/0250/24 Recommendation – APPROVE

Site: 1 Mill Hill, Shoreham-by-Sea, BN43 5TG

Proposal: Re-rendering the walls on all aspects of the property in white render. Cladding the upper part of the house on all upper aspects with Silver Birch composite boards. Paint all aspects of the roof in an Anthracite Self Cleaning Roof Coating.

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 & Surroundings:

The property is located on the west side of Mill Hill, which is a road on rising ground, thereby all the properties going north are higher than the preceding one. No. 1 is a large detached dwelling over 3 floors. The current roof has red tiles and the walls are white render, there are also areas of hanging tiles. The dwelling has various pitched roofs over the building.

The street comprises predominantly large, detached dwellings, the materials used on the dwellings vary, and include white render, horizontal cement boarding, facing brickwork and elevations with hanging tiles.

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

The Proposal:

The application seeks permission to:-

- Paint the existing rooftiles in an Anthracite colour, a self-cleaning roof coating;
- Re-render all the elevational walls in white render;
- Clad the upper part of the house (excluding roof tiles), with Silver Birch Composite Boards.

Consultations: None.

Representations: None received

Relevant Planning History: None

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 multi-roofed dwelling is situated on the west side of Mill Hill and although it is on higher ground than the highway it is largely obscured by trees, hedging/landscaping. It can also be partially viewed from Mill Hill Drive which is directly opposite the driveway to no. 1 Mill Hill.

The application of paint and cladding over the existing external materials of the dwelling will markedly change the appearance of the dwelling within the streetscene.

However, the choice of colours will be in keeping with the colour palette that already exists in the locality. The colour Anthracite is a dark grey colour which will not be dissimilar to slate tiles; white render is a common feature in the area and indeed many of the walls of no. 1 are white rendered already. Finally there will be the use of Silver Birch colour composite cement cladding onto the areas which currently have tile cladding, together with other upper areas which are currently rendered. (The lower ground floor is not part of the change in materials). The colour of Silver Birch should be a light grey and thereby will be an acceptable colour merge for the proposed change.

The colour change proposed is thereby considered to be acceptable and in character with 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: 19.04.2024

Authorised by: Peter Barnett Date: 19 April 2024