

Planning Officer's Addendum Report – LDCA MAY 2021

APPLICATION	2022/10 – Construction of a 2 Bedroom Dwelling & Garage
PERMISSION SOUGHT	Permission in Full
REGISTERED	10 th March 2022
APPLICANT	Deon Maggott
PARCEL	RV0071
LOCALITY	Rupert's Valley
ZONE	Coastal

A. PLANNING BACKGROUND

The development application was discussed at 6th April 2022 meeting and the decision was deferred by the Authority. Members felt that an alternative material for cladding the building would be more acceptable and requested the Planning Officer(s) to discuss this with the developer.

The applicant's agent was advised to consider fibre cement sheeting, which could then be painted to give a similar appearance to buildings in the immediate vicinity. Fibre cement sheeting would give a rendered appearance similar to residential properties within the area, and provide many benefits such as weather resistant, thermal performance, low maintenance and easy to install. The agent came back and concluded that they would prefer vinyl cladding. The agent provided the following schematics below.

Diagram 1: Examples of Vinyl Cladding



B. PLANNING OFFICER'S ASSESSMENT

Considering the policy, the use of vinyl cladding is more aesthetically pleasing than IBR sheeting, the material is still a deviation from the policy as there is no dwelling completely cladded with this material in the area. Fibre cement was recommended by the Planning Officer based upon the rendered appearance that could be achieved and provided the joints are sealed appropriately, again, would still be a deviation

from the policy but would be considered more in keeping with the rendered appearance in the streetscape.

No reason has been given by the agent to why fibre cement hasn't been chosen. The officer's recommendation remains the same from the initial report however Members now need to consider whether the use of Vinyl is acceptable in terms of its appearance and would not detract from the amenity of the area. If members are content, it is recommended that the application is referred to Governor in Council for approval.