
Site Address:	2 Rownhams Road, Havant, PO9 4QB		
Proposal:	Cladding and render to front, back and side elevations.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01216	Expiry Date:	09/03/2023
Applicant:	Mr Collins		
Agent:		Case Officer:	Denise Sheath
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Rownhams Road, Havant, is a Two storey end of terrace property constructed with red/brown brick with a hung tiled roof. The property benefits from a detached single store garage to the south side elevation. The frontage of the property is hardsurfaced leading to the detached garage with a small shingled area to the front northern area with a small brick wall to the front boundary. The southern side boundary consists of a hedge to the side boundary toward to the front of the property with a 2m brick wall to the rear side boundary.

2 Planning History

99/64266/000 - Detached garage to south of dwellinghouse, PERM,05/08/1999

3 Proposal

Cladding and render to front, back and side elevations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is to weatherboard clad the first floor front, rear and southern side elevations and render all the ground floor elevations. The proposal would represent the introduction of new materials to the application property and its setting. The proposed weather board cladding colour is 'light mist' (grey), with the render to the bottom half of the property also grey in colour. The property is located on the corner of Rownhams Road with the southern side elevation fronting the streetscene of Selborne Avenue. It was noted during a site visit that the properties within the streetscene of Selborne Avenue are rendered with a variety of colours.

Notwithstanding this there are properties within the streetscene of Rownhams Road which are also rendered. It is therefore considered the proposed alterations to the elevations would not appear out-of-keeping within the local area. Although the proposed cladding and render would be visible from the streetscene it is not considered the proposed material change would have such a significant negative impact upon the visual amenity of the application site or upon the appearance and character of the wider locality to warrant a refusal of the application. The proposal is therefore deemed acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 It is not considered that the proposed alterations will have a detrimental effect on the amenity of the neighbouring properties
- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01216 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Cladding and Rendering - Received 13 January 2023
Location Plan - Received 19 December 2022
Block Plan - Received 19 December 2022
Existing and Proposed Front Elevation - Received 13 January 2023
Existing and Proposed Rear Elevation - Received 13 January 2023
Existing and Proposed Side Elevation - Received 13 January 2023
Cladding Details - Received 10 February 2023
Render Colour Confirmation - Received 28 February 2023

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

