
Site Address:	18 Bound Lane, Hayling Island, PO11 9HU		
Proposal:	Replacement of roof tiles from red clay to grey Marley tiles. (Retrospective)		
Application No:	APP/20/01113	Expiry Date:	14/01/2021
Applicant:	Mr Mark Pannell		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

18 Bound Lane, Hayling Island, is located to the west of Bound Lane. The application site is a detached chalet bungalow comprising of white render and originally with red clay roof tiles to the front and concrete roof tiles to the rear.

The property is located within a residential area with some properties of the same design and others differing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Replacement of roof tiles from red clay to grey Marley tiles. (Retrospective)

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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 6

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 application seeks planning permission to replace the roof tiles on the dwellinghouse from red clay to grey marley modern tiles retrospectively. This would require planning permission as it would change the appearance and character of the dwellinghouse which would not meet Condition B.2 of Schedule 2, Part 1, Class B of the General Permitted Development Order 2015 (as amended).

7.4 The replacing roof tiles are deemed to be acceptable within the context of the dwellinghouse giving it a revised finish.

- 7.5 Within the street scene the properties immediately next to the dwellinghouse have red clay tiles however No.2 Bound Lane further down the street and No.1 Austen Gardens have different roof tiles finishes. This shows there is no clear pattern of roof tiles within the street scene, other properties in the area have different roof tiles therefore on balance it is considered to be in keeping with the character of the area.
- 7.6 The design and appearance of the works are 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 does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed works are not considered to have an adverse impact on the residential amenity
- 7.8 Consequently, it is considered the works 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 alteration to roof tiles would have a 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/20/01113

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Before and After Photos

Reason: - To ensure provision of a satisfactory development.