
Site Address:	41 Galaxie Road, Waterloooville, PO8 9AT		
Proposal:	External cladding to elevations.		
Application No:	APP/20/00519	Expiry Date:	03/09/2020
Applicant:	Ms R Creamer		
Agent:	Mr C Allchurch	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link detached property and garage. It has an offset brown tiled pitched roof and elevations of yellow multibrick and white cladding. The site is level with open vehicular access to the front with an area of block paving. It is open to the north with a low fence to part of the front and side together with the rear wall of a block of garages. The rear garden is mainly laid to lawn with an area of decking, shrubs and a shed and is enclosed with shrubs and a fence ranging in height from 1.4 metres to 1.6 metres to the northern boundary, a 2 metre high fence and shrubs to the western boundary and the rear wall of a block of garages extend along the southern boundary.
- 1.2 A two storey linked detached property is to the north, the side aspect of a two storey link detached property is opposite, the side aspect of a two storey end of terraced property is to the south beyond a garage block and the rear gardens of properties in Granda Close are to the rear. The area is of medium density with modern two storey detached, link detached and terraced properties of similar age, and different styles and design.

2 Planning History

APP/18/00543 - Two storey rear infill extension, PERM,06/08/2018

3 Proposal

- 3.1 The proposal is for new external cladding to the front (east), rear (west) and side (north) elevations, following the completion of the two storey rear extension granted under planning permission APP/18/00453.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

- E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 3

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 proposed cladding would be visible from the public realm, although the property is

set back approximately 6 metres from the highway. Neighbouring properties in the immediate vicinity benefit from similar development with a mixed pallet and colour of materials and it is considered there would be negligible impact on the existing mixed streetscene. It is judged the scheme would upgrade and enhance the external facade of the property.

- 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 Whilst the cladding would be visible to neighbouring properties, it will replace the existing white upvc cladding to the front and rear elevations and applied to the front, rear and side elevations of the recently constructed extension, updating the external appearance of the property with an appropriate alternative.
- 7.6 Consequently, it is considered that the proposal is unlikely to appear out of character 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/20/00519 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Drg no. 1 Location plan, block plan existing and proposed elevations plan

Reason: - To ensure provision of a satisfactory development.