

Application – APP/19/00929

Site – 5 Harbourside, Havant

Proposal: Variation of Condition 3 of PP APP/18/01289 relating to the type of cladding

Site Description and background

The site is located in a residential cul de sac in the Mill Lane Conservation. The property is a two-storey detached dwelling located in the corner of the street. It backs onto Langstone Harbour. To the north sites No. 4 Mill Lane.

Within the original application, initially a plastic style grey cladding was proposed. It was advised that this would not be appropriate for use in the conservation area. Following this, the details were amended to propose an oak cladding left natural (similar to No. 4 Mill Lane). These materials were then conditioned to be used. However, an application has now been made to amend the agreed oak cladding back to a Marley Cedral cladding – colour – Grey. The reasons for the change are as follows:

Oak cladding would:

- May split, deteriorate and crack season after season.
- Moisture movement may cause paint to crack and painted roof would need repainting every 3 years.
- Likely to have significant cold weather and water damage problems causing rotting, swelling and shrinkage
- Salt water damage from proximity to sea
- Combustible material which burns easily and quickly producing significant amounts of heat and smoke.
- Vulnerable to rodent and pest damage.

Legislative and Policy Context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment

The application is proposing to return to the use of plastic style grey cladding as initially proposed in the original application. The reasons for this are set out above. It therefore needs to be determined if these reasons override the need to protect and enhance the Mill Lane Conservation Area through permitted the use of a material which is out of character with the conservation area.

With regards to the risk of the wood splitting and cracking, there is nothing to suggest this would be the case if high quality oak cladding is used. E.g. some manufacturers provide a protective coating to prevent moisture movement if required. With regards to the paint cracking, the agreed details were for the oak to be left in its natural state, so cracking of paint would not be an issue. With regards to the increased likelihood of combustibility, certain oak cladding can be treated with a fire-resistant coating which would achieve an acceptable fire rating. However, as no specific manufacturer of oak cladding has been referred to, I am not able to comment specifically on this. With regards to salt

damage, there may be a sealant which can prevent this. With regards to rodent and pest damage, there would depend on the nature of the site, but I feel that cladding at first floor level would be generally less susceptible.

Overall I feel that there is insufficient justification to override Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area and to allow an unsuitable style of cladding to be used.

Conclusion – Objection.

Rachael McMurray

Senior Conservation Officer

13/11/2019