
Site Address: 5 Harbourside, Havant, PO9 1TJ
Proposal: Variation of Condition 3 of planning permission APP/18/01289 relating to type of cladding from oak to timber (specification IRO-Driftwood)
Application No: APP/19/00929 Expiry Date: 20/11/2019
Applicant: Mr Effenberg
Agent: Mr Galloway Case Officer: Selina Donophy
Peter Galloway Architect
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul de sac in the Mill Lane Conservation Area in Langstone. 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.

2 Planning History

APP/18/01289 - First floor extension to rear with Juliet balcony. Creation of balcony to rear at first floor. Single storey side extension. Proposed Rooflights. Revised fenestration. Proposed render and cladding. Removal of conservatory and creation of orangery.
, PERM,21/03/2019

The condition proposed to be varied is Condition 3 which states:

3 The external materials used shall be as indicated on the hereby approved details submitted by the agent via email on the 20.03.2019. These consist of the cladding being an oak untreated cladding and an ivory finished K-Rend render. The remaining materials shall be as indicated on the approved details 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

3 Proposal

This proposal consists of a variation of Condition 3 of planning permission APP/18/01289 relating to type of cladding. 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. An application was since made proposing marley cedar cladding in colour grey- an objection was upheld by the Council's Conservation Officer- this proposal has since been amended in line with conservation suggestions and will now be driftwood timber

in colour 'IRO driftwood'.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Conservation Officer

Comments previous to amendments

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.

Comments after amendments made :

From the sample provided , I confirm this to be acceptable for use in the Conservation Area.

Langstone Harbour Board

I refer to your letter dated 7th October 2019 and the detailed drawings viewed on the Havant Borough Council website concerning the above planning application.

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

The Langstone Harbour Board has been notified of the most recent proposed changes to the cladding however have had no comments to make.

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: 1

Statutory advertisement: 11/10/2019

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 timber driftwood cladding in colour 'IRO Driftwood' would be located on the second storey element of the Northern (front) elevation and to both levels in the middle section of the South elevation. Cladding is also proposed to the second storey of the West elevation as shown in application APP/18/01289. Oak cladding was proposed as part of the original application, however this has now been changed to timber driftwood cladding in colour IRO Driftwood.

As this application site is situated within the Mill Lane Conservation Area, the Council's Conservation Officer has been consulted to assess the impact this proposal would have on the conservation area. Although the previous proposal which consisted of a plastic style , grey cladding was objected to due to the harmful impact it would have on the conservation area, they have specified no objection in relation to the current proposal and has stated that it would be acceptable within the context of the area.

The Langstone Harbour Board have been notified of the change to cladding proposal however have no comments to make. As the board had no objection to the previous plastic style proposal, it is deemed that the current proposal is an improvement from this and therefore it is considered there would be no means for objection.

In terms of impact on the character of the immediate area, the property is not in a particularly prominent position from the road. The changes are not considered to have any adverse impact on the property nor the character of the streetscene. The materials are considered acceptable when viewed from Langstone Harbour.

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

7.4 This proposal is mainly aesthetic and is not deemed to have any significant impact on neighbouring properties relating to a change in materials.

7.5 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/19/00929

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which permission was granted for APP/18/01289
Reason: To comply with 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:

Change of material confirmation correspondence received 08.01.2020

Heritage Statement: Received 14.12.2019

Flood Risk Assessment Report: Received 08.01.2019 Reference EG/403936/eg

Site and Parking Layout Plan: Drawing No 18/6000/P05

Block Plan: Drawing No 18/6000/B01

Proposed Elevations, Foundation and Section Plan showing the proposed cladding:

18/6000/P02 Rev A Received 12.03.2019 (Oak cladding amended to IRO Driftwood cladding as specified in 'change of material correspondence' received 08.01.2020).

Existing and Proposed Roof: Drawing No 18/6000/P01

Site Location Plan: Drawing No 18/6000/L01

Reason: - To ensure provision of a satisfactory development.

- 3

The external materials used shall be as follows:

Render: Ivory finished K-Rend

Cladding: Timber IRO- Driftwood

The remaining materials shall be as indicated on the approved details submitted as part of application APP/18/01289 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.