
Site Address: 55 Southbrook Road, Havant, PO9 1RL
Proposal: Variation of conditions 2 and 3 of Planning Permission APP/18/00643 relating to revised drawings to show weatherboard cladding to first floor elevations.
Application No: APP/19/01107 Expiry Date: 03/01/2020
Applicant: Mr Casey
Agent: Mrs Grinstead Case Officer: Selina Donophy
Your Home Plans Ltd
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwelling with a single storey front extension and hard standing to the front with vehicular access onto Southbrook Road. The property is set back from the front of the plot by approximately 12 metres with a hard standing area in front for vehicular parking. This area is characterised by two storey, detached properties all of which have slightly different design, fenestration, colours and finishes.

2 Planning History

97/63014/000 - 2 storey side extension, single storey rear extension and pitched canopy to front, PERM,05/02/1998
APP/14/00700 - Part single storey, part two storey front extension and single storey rear extension; render and cladding to remodel external elevations of dwelling., PERM,29/10/2014
APP/16/00133 - Front extension, revision to approved planning application APP/14/00700., PERM,01/04/2016
APP/18/00643 - Front extension, revision to approved planning application APP/14/00700. (Revised application.), PERM,16/08/2018

3 Proposal

Variation of conditions 2 and 3 of Planning Permission APP/18/00643 relating to revised drawings to show weatherboard cladding to first floor 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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 **Statutory and Non Statutory Consultations**

None received

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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 This proposal comprises of a variation of material from the previously proposed render as shown in APP/18/0643 to now include marley cedar weatherboard to the first floor on every elevation and white K render to the ground floor elevations. The original proposal APP/14/00700 showed cladding to the first floor, however this was subsequently changed in the following applications to show render. Whilst no other properties in the immediate vicinity of Southbrook Road benefit from cladding, they do comprise of brick, painted panels and hanging tiles of various colours. The proposed grey, marley cedar weatherboard cladding would be visible from the public realm, although due to the existing variation in external materials in the surrounding area, it is considered the proposed cladding would have a negligible impact on the streetscene.

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 The alteration from render to cladding to the first floor elevations would not be expected to have any significant impact upon the outlook or amenity of the surrounding properties.
- 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/19/01107 subject to the following conditions

- 1 The development must be begun not later than 16th August 2021.
Reason: To comply with the requirements of Section 73 and 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:
A102 REV B Proposed elevations
A104 REV B Proposed floor and roof
Amended block plan received 16.08.2019
Reason: - To ensure provision of a satisfactory development.