

Recommendation: **GRANT PERMISSION**

Planning Permission APP/16/00060 approved a development with timber effect cladding on certain facades and Condition 2 listed plan and drawing numbers which showed the building with timber effect cladding, whilst Condition 10 required the submission of material samples of such cladding.

The application is to therefore vary Condition 2 with the development to replace the cladding areas with painted render and to remove Condition 10 as this is now not required due to the submission of a material schedule and samples of the render material and details of its colour.

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

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

5 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: 29

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 73 TCPA 1990 which allows a local planning authority to amend / remove the conditions attached to a permission including seeking minor material amendments.

6.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(ii) Impact upon the character and appearance of the area

6.3 The immediate locality contains a variety of building types and a mixed palette of materials ranging from brick to cladding to render to tile hanging. Planning Permission APP/16/00060 approved the scheme with a mixture of material finishes including a timber cladding to the front elevation at first floor level and on the south east corner, part of the north east elevation and part of the rear elevation.

- 6.4 It is proposed to replace all the areas of cladding with a white painted render. It is considered that this finish would blend in well to the pallet of materials used in the local vernacular. It would also work well with the building overall which includes area of buff facing brick, red concrete tiles and also metal standing seam roofing on parts. The largest expanse of the render would be on the front elevation which is most prominent in the streetscene. The white painted render would work well with the metal framed shop frontages. Overall the proposal accords with Policy CS16.

8 **Conclusion**

It is considered that the proposed alteration would not be harmful to the building or the streetscene and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00545 subject to the following conditions:

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

Proposed Site Plan drwg.no 110-B received 17 March 2016
Proposed Location and Block Plan drwg.no 100-D received 17 March 2016
Proposed Elevations North and East drwg.no 126-A received 17 March 2016
Proposed Elevations South and West drwg.no 125-A received 17 March 2016
Proposed Ground and First Floor Plans drwg.no 115-A received 17 March 2016
Proposed Second Floor and Roof Plans drwg.no 116 received 20 January 2016
Proposed Perspective Views drwg.no 191-B received 20 January 2016
Proposed Perspective Views drwg.no 191-C received 20 January 2016
Proposed Perspective Views drwg.no 191-D received 20 January 2016
Design and Access Statement received 25 February 2016
Parking Strategy received 20 January 2016
Viability Assessment received 5 May 2016
Environmental Risk Assessments received 20 January 2016
Ecological Assessment received 20 January 2016
Biodiversity Checklist received 20 January 2016
Materials Schedule Revision 01

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment may comprise separate reports as appropriate, but shall be

undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

1) An intrusive site investigation based on the proposals outlined within the "Constructive Evaluation Phase 1 Environmental Risk Assessment" (Ref: 15.8909); to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of previous land uses (&/or activities) on site and in the vicinity, that could pose a risk to future occupiers of the site.

- 3 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with Condition 2 above shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan"). The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of previous land uses (&/or activities) on site and in the vicinity, that could pose a risk to future occupiers of the site.

- 4 The development shall not be brought into use prior to the completion of the implementation of all drainage provision in full accordance with the plans and details approved by the Local Planning Authority on 23 October 2018 and comprising:

Existing roof and hardstanding drainage calculations - received 4/10/18
Existing surface water drainage on site - CFA FULL 200 Rev P - received on 4/10/18
Proposed roof and hardstanding drainage calculations - received on 4/10/18
Proposed foul and surface water drainage plan - Drwg No. 17493/200 Rev P3

Reason: to ensure appropriate surface water management measures are implemented in order to mitigate any contribution to downstream surface water sewer flooding, and to prevent surface water systems acting as a vector for pollution or mobilising agent likely to driving significant migration of any contamination that may be found to be present on site. This condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011, Policy DM10, DM17 of the Havant Borough Wide Local Plan (Allocations) 2014/7, and the National Planning Policy Framework 2012.

- 5 The car parking, servicing and other vehicular access arrangements along with all external works shown on the approved plans hereby permitted shall be fully completed and made fully available for use prior to the occupation of the first residential unit.

Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development shall be carried out in accordance with the levels details approved by the Local Planning Authority on 23rd July 2018 comprising:
Drwg No: CFA/FULL/01 - Proposed Levels

Reason: In the interests of the visual amenities of the area and the amenities of adjoining properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The soft landscaping scheme shall be completed in full accordance with the approved details prior to the occupation of the last dwelling. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.

- 8 Provision to be made within the site for contractor's vehicle parking during the site clearance and construction phase and the provision to be made within the site for a material storage compound shall be carried out in accordance with the plans approved on 23 July 2018 comprising:

Drwg No: CFA/FULL/S1 - Site Management Plan

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

Framework.

- 9 Notwithstanding any description of materials approved under Planning Permission APP/16/00060, the development shall only be carried out in accordance with the Materials Schedule hereby approved.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.