
Site Address:	3 Knox Road, Havant, PO9 1NP		
Proposal:	Lap cedar cladding to rear elevation.		
Application No:	APP/18/00104	Expiry Date:	22/03/2018
Applicant:	Mrs S Pace		
Agent:		Case Officer:	Rachel Ballam
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two-storey semi-detached residential dwelling situated within the urban area. The property is situated to the immediate south of 3 Knox Road, Havant, and is surrounded by residential development. Properties within the immediate locality are predominantly semi-detached houses with limited variation in overall form and style. Greater variation in scale and appearance is exhibited within the wider locality. A wide range of materials are evident within the street scene, including exposed and painted brick, hanging tiles, stone and painted render.
- 1.2 The application property is constructed from facing brick with painted stone quoins and window surrounds with white-painted textured render to the rear elevation, concrete roof tiles and white uPVC fenestration. The property's frontage maintains a high degree of symmetry with that of the attached neighbouring dwelling. The rear curtilage of the application property is bordered by a brick wall to the west and timber fence to the east.
- 1.3 A single storey pitched-roof extension has been constructed to the rear of the property in accordance with permitted development rights. The extension was observed as substantially complete during a site visit by an Officer of the Council on 13th February 2018, though the external finish had not yet been applied to the blockwork elevations.

2 Planning History

GEN/14/00767 - Proposed extension., UNK,
APP/15/00850 - Single storey side and rear extension., PERM,23/09/2015
APP/17/00877 - Prior notification for single storey development extending 3.825 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.755 metres and a maximum height of 3.9 metres.
, GPDC,06/09/2017
GEN/18/00063 - Proposed change to the exterior materials, ,22/01/2018 15:22:21

3 Proposal

- 3.1 The application proposes a change of external material to the rear elevation of the main property and to all elevations of the recently constructed single storey rear extension from white-painted render to horizontal Marley Cedar Lap Classic Weatherboard in a silver grey 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

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

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

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 weatherboard cladding would represent the introduction of a new material to the application property and its setting. The cladding would be located to the rear elevation and extension and as such would not be readily visible within the street scene. Notwithstanding this the cladding would not appear out-of-keeping within the context of the highly varied pallet of materials evident within the local area. The muted grey colour would not appear imposing and would reflect the colour of other common finishes within the area. The cladding would not have a significant negative impact upon the visual amenity of the application site or upon the appearance and character of the wider locality. The proposal is therefore deemed acceptable, meeting the requirements of

Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.4 The alteration of the proposed rear cladding materials from white painted render to weatherboard cladding in a muted silver grey colour would not be expected to have a significant negative impact upon the outlook of the surrounding residential properties. The proposal would therefore be acceptable with regards to neighbour amenity and would be in accordance with the requirements of Policy CS16 of the HBLP (Core Strategy).

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/18/00104 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 development hereby permitted shall be carried out in accordance with the following approved plans:
PL04
Block Plan
Reason: - To ensure provision of a satisfactory development.
- 3 The materials to be used for the external cladding hereby approved shall be in accordance with the details contained within the submitted application form and supporting documents.
Reason: To secure a satisfactory form of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.