

Recommendation: **GRANT PERMISSION**

The proposal is to replace the tile cladding to the property with Cedar cladding. It is considered the changes to materials would update the look of the property and timber

weather boarding is a characteristic of several properties in the conservation area which are close to the harbour. The change to materials would alter the existing uniformity of the terrace. However, 52 King Street and 56 King Street which are similarly design properties (located nearby) have already altered to different styles of weatherboarding. Also, the area has a particularly mixed style anyway. It is therefore not considered that the changes proposed are so significant, that No.12 Harbour Way would appear incongruous.

The proposals to the windows will not require permission as this would normally fall under permitted development. Nonetheless a change from UPVC to aluminium is supported.

It is also proposed to update the current timber first floor balcony balustrades to glass and metal. Again, this is style of balustrading has already been adopted by other properties within the immediate area. It is also my consideration that the alterations would not look out of character on this style of property.

Overall it is considered that the proposals would not have an adverse impact on the visual amenity of the street scene or the character of the conservation area.
No Conditions

Chichester Harbour Conservancy

This property is located on the edge of Chichester Harbour and is therefore highly visible from the public footpaths which lead around the Slipper Mill Pond. The proposed alterations however would be in-keeping with the style of property and the alterations which have been carried out on several neighbouring properties, and therefore it is not considered that they would be harmful to the natural beauty of the Area of Outstanding Natural Beauty.

Environment Agency

No comments 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: 2

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 19/01/2018

Number of representations received: 0

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 It is considered that the proposed variation to materials to be used for the windows (from upvc to aluminium frame), elevations (from hung tile to cedar cladding) and balcony (from metal to glass and metal) would be in-keeping with other nearby properties, and the waterfront location, and would conserve the character of the Conservation Area or the Area of Outstanding Natural Beauty. The proposal is therefore deemed appropriate in context, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

- (iii) Effect on neighbouring properties

7.4 Due to the nature of the works it is not considered that proposal would result in an additional impact to the neighbouring properties

7.5 Consequently, it is considered that the proposal would have limited and acceptable impact on the area, 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 would conserve the character and setting of the Conservation Area and Area of Outstanding Natural Beauty, 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/18/00022 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:

Proposed material details - received 02.01.18

Location plan - received 02.01.18

Block plan - received 02.01.18

Photographs - received 02.01.18

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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