
Site Address:	79 Parkhouse Farm Way, Havant, PO9 4AJ		
Proposal:	Cladding to upper front elevation (retrospective).		
Application No:	APP/17/00657	Expiry Date:	15/08/2017
Applicant:	Miss J Green		
Agent:		Case Officer:	Harriet Pitney
Ward:	Barncroft		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site relates to an end of terrace, two storey dwelling, located on the northern side of Park House Farm Way. The area is characterised by other high density terraced dwellings which primarily contain 4 dwellings per terrace.

The application site comprises a concrete tiled pitched roof with original elevations of brick construction. The site is relatively level and benefits from open vehicular access to the front driveway which is hard surfaced. The front boundary to the property is defined by a low lying brick wall.

The area is primarily residential nature with a high density of dwellings adjacent to the site all of a similar age, style and design. Woodlands Education Centre is located to the north east of the application site.

2 Planning History

None relevant

3 Proposal

This application has been submitted retrospectively following an investigation by the Councils Enforcement Team and seeks to retain the cladding to the upper front elevation of 79 Parkhouse Farm Way.

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 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Evidence has been given that brickwork was removed before installation of cladding this would have needed Building Regulation consent.

Building Control have visited the site and are in discussions with the owner about the above matter and the finishing off standard of the cladding installation

Application yet to be submitted to Building Control for this work

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The appearance of the cladding on the outside of the building is ugly in colour (grey) and its look is not inkeeping with the cheerful light matching brick colours of the adjoining properties.	Please see section 7 of the Officer Report.
Although there is an indication of some fire resistance in the material, insufficient information has been provided as to the toxicity and smoke effects of that material should a fire overcome the resistance.	This would be addressed under Building Regulations.
It appears the cladding may have been put up as an afterthought to cover up a construction problem. Nearly all of the bricks at the front of the house were removed in order to replace the windows with different shaped ones. When they were put back they did not appear to join up properly with the bricks on the front of our adjoining property and the cladding seems to conceal this. Thus, there is a concern from our side that the cosmetic masking of structural integrity of this wall and its effect on ours.	This would be addressed under Building Regulations.

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 Due to the position of the cladding to the principal elevation of 79 Park House Farm Way, the development is considered to be very prominent within the existing streetscene. The application site forms part of a terrace of 4 residential dwellings and is located to the end of the terrace, next to Woodlands Education Centre. The rest of the properties within this terrace along with the majority of properties within the immediate vicinity all remain of brick construction and the area is primarily characterised in terms of its uniformity.

7.4 It is acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness.

7.5 The Local Planning Authority acknowledge that there are other examples evident within the surrounding locality where properties have applied different materials including stone cladding, pebbledash etc to the front elevation of their properties, however these examples are located towards the other end of Park House Farm Way and not within the immediate vicinity of the application site. It is also acknowledged that Woodlands Education Centre has applied timber cladding to some of the building, however this is set back from the highway and not as prominent within the streetscene and largely retains elevations of brick construction.

7.6 Whilst the Local Planning Authority are not opposed to innovation and it is acknowledged that many householders are now seeking to improve and modernise their homes utilising different materials such as cladding, it is considered important and is a fundamental policy requirement that these alterations contribute to the high quality design principles of the borough, which is reinforced by Policy CS16 of the HBLP (Core Strategy), and integrates appropriately with not only the host dwelling but also the surrounding locality.

7.7 Having considered the other examples evident within the surrounding area, it is considered that the materials used on these properties sit more comfortably with the host dwelling in terms of the contrast of materials and are not as prominent in context with the existing streetscene. As such, the impact on the character and appearance of the area is somewhat minimised.

7.8 Whilst the application of the cladding to 79 Park House Farm Way as a material is not considered to be wholly unacceptable in itself, the Local Planning Authority consider the main issues to include the contrasting material (cladding) against the original light multibrick elevations. This impact is then intensified by virtue of the extent to which the cladding has been applied, which comprises the entirety of the first floor principal

elevation. The colour of the cladding applied then intensifies the impact of this further as it is not considered to sit comfortably with the host dwelling. Overall, the resultant effect of this is such that the visual appearance of the dwelling now harmfully contrasts with properties in the immediate vicinity and presents itself as an incongruous feature in the streetscene. This is considered to be harmful to the character and appearance as well as the visual amenity of the surrounding area which is contrary to Policy CS16 of the Local Plan.

- 7.9 The Local Planning Authority do acknowledge that a property owner /occupier can paint their house grey utilising their Permitted Development rights and whilst it is considered that this would be at odds with the other properties evident within the surrounding locality, if the applicant chose to undertake works such as this, the elevations would remain as brick which would retain some of the local characteristics of the surrounding area and not appear so incongruous.
- 7.10 Based on all of the above, it is considered that the retention of the cladding would result in a detrimental impact on the character and appearance of the area which would result in a harmful impact on the visual amenity of the surrounding area and does not comply with Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.11 Due to the nature of the development, it is not considered that the retention of the cladding to the front elevation of 79 Park House Farm Way would result in any additional loss of light, privacy, outlook or appear overbearing to any of the surrounding residential properties. On this basis, it is considered that the proposed development is unlikely to result in any impact which would be detrimental to neighbour amenity.
- 7.12 It is acknowledged that concerns have been raised from the adjacent neighbouring property in terms of the potential fire risk as a result of the cladding as well as the structural integrity of the wall on which the cladding is installed. However and notwithstanding the above, these matters would not form a material planning consideration in the determination of this application and would be dealt with under Building Regulations which is currently being pursued by the Council separately.

8 Conclusion

- 8.1 The retention of the cladding to the principal elevation of 79 Park House Farm Way would have a detrimental effect on the appearance of the building, character and appearance of the streetscene and is not considered to respond to local distinctiveness. It is therefore considered that the development would have an adverse effect on the visual amenities of the area and is contrary to Policy CS16 of the HBLP (Core Strategy) and is recommended for a refusal of planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/00657 for the following reasons:

- 1 The cladding by reason of its prominence in the streetscene, extent of coverage and colour has an adverse impact on the appearance of the building and the visual amenities of the area. The cladding is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework 2012.