

5 **Statutory and Non Statutory Consultations**

None.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The property directly faces mine in a small cul de sac, which comprises 7 houses with a mix of 4 different styles. Four houses have a "mock-tudor" frontage made from a modern cement board in white, with black softwood planks fixed on top. Many of these finishes are looking tired. This property has upgraded the tudor cladding to a smart weather board finish which adds to the varied mix of properties and provides an attractive clean appearance of high quality. I fully support this application, and commend the owners for taking such good care of their house	Noted.
I fully support the changes made to the property! I feel if you have brought your home then you should be well within your rights to update both the inside and outside of the property. It is not affecting anyone's view (it's not an extension) and it is also pleasant to look at! I have been down Topaz Grove often and it is more unpleasant to look at other properties that have been unkept and gone into disarray than to admire the modernisation of this property. Surely it is down to the home owners	Noted.

themselves to decide what they would like their property to look like as well as taking into consideration it being cost effective to maintain. It is a matter of taste and individuality! Therefore the home owners should NOT be penalised for adding THEIR own stamp to THEIR own home.	
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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 cladding has been fitted to the southern (front) elevation of the property at first floor and the gable ends of the garage and single storey side extension. Due to the prominent position of the property and open nature of the front of the site, the cladding is visible from the public realm. However the properties in the surrounding area are characterised by different types of external finishes and together with mature trees and shrubs in the vicinity, it is considered there would be negligible impact on the existing street scene.

7.4 The design and appearance of the scheme 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

7.5 Whilst the cladding is visible to neighbouring properties, it has replaced the original mock Tudor cladding, updating the external appearance of the property with an appropriate alternative.

7.6 Consequently, it is considered that the scheme would appear overbearing 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 two letters of support and no letters of objection and 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 PLANNING PERMISSION IN RETROSPECT** for application APP/17/00493 subject to the following conditions

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

Location plan

Photograph of previous mock Tudor finish

Photograph of upvc wood grain effect cladding to the southern elevation

Photograph of upvc wood grain effect cladding to the northern elevation

Reason: - To ensure provision of a satisfactory development.