
Site Address:	9 The Kench, Ferry Road, Hayling Island, PO11 0DF		
Proposal:	Proposed new render top coat to exterior walls of 9 The Kench.		
Application No:	APP/22/00151	Expiry Date:	11/04/2022
Applicant:	Mr Pullen		
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a modest, flat roofed bungalow, located in The Kench, on the northern side of Ferry Road. The Kench is a gated community, where bungalows and houseboats are occupied in connection with recreational and leisure use rather than as permanent dwellings. The site is managed by the Hayling Health Society.
- 1.2 Most of the units are small and generally flat roofed or low pitched, white or neutral painted and open plan, arranged in approximate rows around the communal site. Number 9, the application site, is located immediately adjacent the eastern peninsula foreshore, such that it is one of the chalets that is visible from Ferry Road, albeit in the distance.
- 1.3 This application is retrospective, following enforcement enquires. The site was originally mainly cream painted render, with some white cladding, and received planning permission on 9 March 2021 for alterations to the west elevation which involved re-configuring the window and door arrangements (APP/20/01226 refers). Condition 3 of that decision required the external materials to match in type, colour and texture of those of the existing building. Following completion of these works the property was re-rendered in a bright lime green, with part of the southern elevation remaining white cladding. The proposal is now to remove the remaining white cladding, over paint the green and finish the entire bungalow in a pale terracotta colour render.
- 1.4 The site lies beyond the defined urban area and within the open countryside for Development Plan purposes, but The Kench is in itself a relatively dense pocket of developed area at the end of the peninsula. The site also lies within the Coastal Zone and Flood Zone 3 and adjacent to the Langstone Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC).

2 Planning History

HWU 01197 - erection of a week-end bungalow on plot 16 at The Kench (now number 9).

Permitted on 29/01/1951 with condition limiting to "week-end accommodation" for a limited period terminating on 31/12/1960.

Under ref 15412 and 1863636 chalet number 9 had permission for additions and extensions in 1963 and 1978.

3 Proposal

Proposed new render top coat to exterior walls of 9 The Kench.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Langstone Harbour Board
None 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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
- (iv) Impact on Ecology/wildlife
- (v) Flood Risk

(i) Principle of development

7.2 The application site is located beyond the defined urban area and within the non-urban area as identified by policy AL2. In these areas more restrictive countryside policies apply consistent with the NPPF. However policy AL2 allows for small scale householder development within the non-urban area and as such the proposal is considered acceptable in principle.

7.3 The Kench has evolved over a long period primarily as a holiday park with mobile homes / park homes and structures that have become permanent over time. There are a mix of styles, ages and sizes that reflect the evolution and replacements that have taken place at the site over the years. This application does not enlarge the existing chalet and therefore does not alter its silhouette; it simply proposes the removal of the inappropriate bright green colour with a softer pastel colour. Given the informal low lying coastal character of the area which is part of the countryside, it is important to consider the visual impact of this change in colour on the surroundings.

(ii) Appropriateness of design and impact on the character of the area

7.4 This particular chalet is sited within a row directly facing the sea, within the eastern bay formed between the The Kench and Sinah Warren. As such the chalet is highly visible from both the water and long distance views across the bay from Ferry Road. The implementation of APP/20/01226 did not comply with condition 3 in that the finished colour varied from the original pale cream to a bright lime green. Whilst the palette of colours within the site does vary, generally the chalets are all much paler, pastel colours, with some traditional brick and some now clad in either natural wood that will fade/silver, or pale cement cladding. None are as bright as the lime green applied to number 9.

7.5 In this rural, low lying, sensitive area, designated SSSI, SPA and SAC, the visual intrusion of the bright lime green is considered unacceptable and overly dominant for the site and jarring to the long distance views. The applicant has agreed to re-render the entire chalet, including the area currently clad in white plastic, and apply colour JUB acrylic render colour 360D, called Beauty 410 instead. This is a soft peach/pale terracotta colour and would be more in keeping with the pastel colours of the site and less intrusive.

7.6 In both long distance landscape terms, and when viewed from within The Kench in the context of adjacent chalets, the paler render colour 360D (Beauty 410), is considered to be more appropriate and acceptable. The applicant has indicated his intention to

undertake the works to change the colour as soon as possible, hopefully by May 2022, but due to possible material delays and site restrictions on significant development occurring over the summer tourist season, he has requested a time line of until end of October 2022 to complete the works. This is considered reasonable in the circumstances and would need to be conditioned.

- 7.7 As such the proposal is deemed appropriate in context to both the site and wider landscape, and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 Whilst no objections have been received to the current application proposing the paler colour, complaint was received to the bright green colour. The proposed change to a soft pastel colour would improve the outlook from neighbouring chalets and re-harmonise the visual amenity of the site, to the benefit of all residents and users.
- 7.9 Consequently, it is considered that the proposal would have a positive 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).

(iv) Impact on Ecology/wildlife

- 7.10 The site is located immediately adjacent several internationally designated nature conservation sites, including Langstone Harbour Site of Special Scientific Interest (SSSI), the Chichester and Langstone Harbours Ramsar and Special Protection Area (SPA) and the Solent Maritime Special Area of Conservation (SAC). The works to re-render the chalet, would not be overly noisy or protracted to cause unacceptable construction noise and vibration disturbance during the over-wintering period - and are in fact to be conditioned to be completed before the over-wintering period. Therefore the proposed works would not undermine the conservation aims of these designations nor affect the protected species (largely wader birds).

(v) Flood Risk

- 7.11 The site falls within Flood Zone 3 but the minor nature of the development that does not alter the finished floor levels or habitable footprint of the existing chalet, would not alter the flood risk of future occupiers.

8 Conclusion

- 8.1 The proposal to remedy the existing breach of condition 3 of APP/20/01226 by re-rendering the whole property in JUB acrylic render colour 360D, called Beauty 410, is considered acceptable to both the wider landscape setting and that of The Kench in general, with no adverse impacts to immediate neighbours. With a condition requiring the works to be completed by 31st October 2022 the proposal is considered visually appropriate and is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00151

(A) subject to the following conditions

- 1 The hereby approved application of JUB Acrylic Render Colour 360D, Beauty 410, to 9 The Kench, shall be completed by 31st October 2022 and thereafter retained as such unless otherwise agreed by the Local Planning Authority.

Reason - To remedy the existing breach of condition 3 of APP/20/01126 in the interests of the visual appearance of the site and wider landscape, having regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

1:1250 Location Plan

1:200 Block Plan

1:50 Site Plan

Cover Letter with Photographs

Reason: - To ensure provision of a satisfactory development.