
Site Address: 21 Chaucer Close, Waterlooville, PO7 6AQ
Proposal: Demolition of existing front and rear facades, (finished floor level to eaves) and replacement with new weatherboard cladding.
Application No: APP/22/00218 Expiry Date: 27/04/2022
Applicant: C/O Kendall Kingscott
 The Guinness Partnership
Agent: Mr Gorda Case Officer: Lewis Ford
 Kendall Kingscott Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.21 Chaucer Close, Waterlooville, PO7 6AQ. The site comprises a two-storey, terraced dwellinghouse located on the north side of Chaucer Close.

The dwellinghouse has a pitched roof of traditional concrete tile construction, and includes a brick and flat roofed outbuilding to the front of the property which is a characterised feature of the terraced properties in the locality. The dwellinghouse is set back from the road forming a small front garden with fencing to the front boundary. Finally, the front and rear elevations comprise PVCu cladding and metal infill in a mustard yellow colour.

2 Planning History

None relevant.

3 Proposal

Demolition of existing front and rear facades (finished floor level to eaves) and replacement with new weatherboard cladding.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

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

Councillor D Jenner

No comment

Councillor E Shimbart

No comment

Councillor G Robinson

No comment

Councillor M Sceal

No comment

Councillor P Bains

No comment

Councillor P Wade

No comment

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 The proposed works have already started on site (but have not yet been completed) despite formal planning permission not being granted. The start of construction is not a material planning consideration. Instead, it is considered that the main issues arising from this application, whilst having due regard to the relevant policies in the development plan, are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Source Protection Zone (SPZ)
- (v) Impact on Utilities

(i) Principle of Development

- 7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

- 7.3 The proposed development would comprise alterations to the front and rear facades on the dwellinghouse, along with the installation of new PVCu framed double glazed windows and doors to broadly match the existing fenestration. In terms of the facades, the proposed development would remove the existing cladding system and metal infill, and would replace it with horizontal Marley Eternit weatherboard cladding in colour C15 (dark grey) or similar. The proposed materials would match the materials recently approved at the adjoining property (No.23 Chaucer Close) under reference APP/20/01118.
- 7.4 The existing streetscene comprises terraced dwellinghouses of similar mass and bulk. However, there is much variation in terms of the finished materials and colour palettes throughout the streetscene. For example, some dwellinghouses include hanging tiles, whilst other dwellinghouses include cladding of various colours ranging from light blues, whites and yellows to darker greys and browns. The proposed development at No.21 Chaucer Close would be visually prominent from the highway; however, it is not considered to harmfully disrupt the existing character of the area as it would comprise a darker grey colour finish (compared to the existing mustard yellow) and would match the materials recently approved at the adjoining property (No.23 Chaucer Close) under reference APP/20/01118.
- 7.5 Moreover, the design and appearance of the proposed development is deemed to be appropriate in the context of the main building and the visual amenity of the locality. The proposed development is, therefore, considered to be acceptable as it would the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.6 The proposed development would only comprise alterations to the existing facades and fenestration, and it would not include any enlargements to the existing dwellinghouse. Consequently, it is considered that the proposed development would not appear overbearing and would not create any harm to the amenities of the surrounding properties. As such, it is considered that the proposed development would have a limited and an acceptable impact on neighbouring properties and, in doing so, it would meet the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is noted that no letters of objection were received with respect to the scheme.

(iv) Impact on the Source Protection Zone (SPZ)

- 7.7 The site is within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. However, given that the proposed development would only comprise alterations to the facades and fenestration only, it is not considered that the proposed development would have an adverse impact on the SPZ.

(v) Impact on Utilities

- 7.8 A Southern Water Foul Sewer Line runs parallel along the rear elevation of the dwellinghouse, and a Southern Water Surface Water Sewer Line runs under the highway to the front of the dwellinghouse. As the proposed development would only comprise alterations to the facades and fenestration only – and would not include any proposed enlargements - it is not considered necessary to include a planning condition regarding the adequate protection of infrastructure as the proposed development would not be contrary to Policies CS19 and DM10 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development 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/22/00218 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:

Drg No: 210176-1100-P1 – Location and Block Plan
Drg No: 210176-1300-P1 – Existing Elevations
Drg No: 210176-1500-P1 – Proposed Elevations

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.