
Site Address:	56 King Street, Emsworth, PO10 7AZ		
Proposal:	Replacement cladding to front elevation.		
Application No:	APP/16/00429	Expiry Date:	20/06/2016
Applicant:	Mr Eveleigh		
Agent:		Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

56 King Street is a mid terrace 2 storey dwelling located in Emsworth along the waterfront. To the front, the dwelling is constructed with mixture of a green hung tile cladding and red brick for the walls with a concrete tile for the roof. The dwelling is on level ground and is mostly hard surfaced to the front for the provision of parking two cars with a small area of lawn. A garage is available and is built in the side of the dwelling providing parking for one additional car. There is no current boundary around the front of No 56.

2 Planning History

None

3 Proposal

Replacement cladding to front elevation. New material proposed to be C62 (Ocean) Violet Blue MarleyEternit Cedral Cladding

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer Comments:

56 King Street is located at the southern end of King Street in the Emsworth Conservation Area and comprises a three-storey, mid terrace property. The terrace is formed of five dwellings arranged in a staggered pattern. Each dwelling has green peg tile cladding on the front elevation.

The proposal is to replace the tile cladding to the property with a violet blue Cedral Weatherboard produce by Marley Eternit. It is considered the changes to materials would update the look of the property and weather boarding is considered to be 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 which sits at the end of the terrace has already been altered to timber weatherboarding and King Street as a whole has a particularly mixed style anyway. It is therefore not considered that the changes proposed are so significant, that No.56 would appear incongruous. Overall it is not considered that the proposal would have an adverse impact on the visual amenity of the street scene or the character of the conservation area.

Environment Agency Comments:

No adverse comment in regards to the application.

Chichester Harbour Conservancy Comments:

No adverse comment in regards to the application.

Southern Water Comments:

No adverse comment in regards to the application.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

Engineering/DrainageComments:

No adverse comment in regards to the application.

Nicci Braham Comments:

No adverse comment in regards to the application.

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: 13/05/2016

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) Impact upon the conservation area and character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the conservation area and character of the area

Although a unique and semi-uniform material has been used for the dwellings in the terrace block in King Street it is acknowledged that No 56 is situated within an area which has multiple examples where cladding has been used due to its location near the water. The end of terrace dwelling (52) has also impacted the uniformity of the King Street terraces from being permitted to change the front exterior materials to a wood/timber effect. Both these elements mean that the uniformity has been impacted and that No 56 would not be setting a precedent.

The proposed material is not considered to look out of place in context and from working with the conservation officer the design has been accepted to be in keeping with the setting of the area and does not detract from the history or heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area, and thus accord with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon residential amenity

It is considered that the proposed changes to the front of No 56 would not impact the residential amenity of the neighbouring properties significantly to cause harm. Therefore the development can be considered acceptable.

8 Conclusion

It is considered that the proposed external changes to No 56 King Street should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area and conservation area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/16/00429 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 Compulsary Purchase Act 2004.

- 2 The external materials used shall be C62 (ocean) Violet Blue MarleyEternit Cedral Weatherboard as per the sample submitted.

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.

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

Block Plan Ordnance Survey: 0100031673

Photographs and Cladding Colour Information received via email 22.04.2016

Sample received of 'Violet Blue' Cladding 18.05.2016

Reason: - To ensure provision of a satisfactory development.