
Site Address:	37 Elm Close Estate, Hayling Island, PO11 9AT		
Proposal:	External render to all elevations.		
Application No:	APP/16/00980	Expiry Date:	17/11/2016
Applicant:	Mr McKendry PJM Mechanical & Electrical Ltd		
Agent:	Mrs Coetzer Concept 55 Consulting Ltd	Case Officer:	Emma Chisnall
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

37 Elm Close Estate is a detached bungalow currently constructed of a mixture of red brick and a clay vertical tiled walls with a concrete tiled roof. The dwelling is located on level ground with a moderate amenity space to the front which is currently used as lawn and is surrounded by a low timber curtilage boundary. To the side of the dwelling the ground is hard-surfaced for the provision of parking two cars which is accessible from Elm Close Estate Road. The estate is characterised by bungalows that are similar in size and position within their plots but which vary in design and appearance with external materials differing in colour and material.

2 Planning History

None

3 Proposal

External render to all elevations at ground level with clay vertical tiles at first floor.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
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: Not applicable.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Appropriateness of design and impact on the 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. Therefore the development is considered to be acceptable subject to planning conditions.

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

Following a visit to the application site it was apparent that Elm Close Estate Road was characterised with bungalows that differed in design and colour through the use of a varied external materials. The development at No 37 proposes to change the external elevation material to be an off-white render on all elevations with a clay vertical tile on the front first floor elevation only. The colour chosen is considered to not appear obtrusive and should fit in the streetscene well especially due to the varied materials used within the road. Therefore it is felt that the works proposed to No 37 would not look out of place nor detract significant character from the area.

The design and appearance of the proposal 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) Impact upon residential amenity

It is considered that the proposed changes to the external materials will not significantly impact the residential amenity of any neighbouring dwelling.

Consequently, it is considered that the proposal is unlikely to appear overbearing or obtrusive 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 no letters of objection were received with respect to the scheme.

8 Conclusion

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 PERMISSION** for application APP/16/00980 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 external materials used 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.

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

Existing and Proposed Floor Plans, Elevations and Location Plan: Drawing No 1608

Reason: - To ensure provision of a satisfactory development.