
Site Address:	103 London Road, Waterlooville, PO7 7EQ		
Proposal:	Rendering to flank wall.		
Application No:	APP/16/00335	Expiry Date:	02/06/2016
Applicant:	Mr Herridge		
Agent:		Case Officer:	Karen Wooden
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

103 London Road is a carpet shop located to the north of the pedestrian precinct of Waterlooville Town Centre. Running alongside the application site is a public pathway that leads to a car park.

2 Planning History

No relevant history

3 Proposal

Rendering to flank wall due to the poor condition.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

From photo seen of site and wall in question it would appear to be in good condition (pointing mostly fine and brick whole).

An area on the wall may need repointing due to weathered joints being visible

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: 4

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) Impact upon the streetscene

(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. The application has been submitted as the applicant is keen to waterproof the existing wall.

(ii) Impact upon the streetscene

The application has been subject to revision by the applicant, following consultation with the Local Planning Authority, whereby concerns were raised that the rendering of the whole wall would not be in-keeping with the local area, and the loss of the brick appearance would be detrimental to the character of the local vicinity. Concerns were also raised that the proposed rendering would also leave the wall vulnerable to graffiti, and the render would be liable to 'flaking', both of which could cause maintenance issues to the applicants.

It has been agreed that the lower section of the wall can be rendered in K Red colour Mocha (as shown on the k-rend.co.uk website), providing the remainder of the wall retains the existing brickwork. The applicant has confirmed that he will be rendering the wall 2.8m from ground level, the remainder of the wall will be repointed where necessary, and silicone sealed.

8 Conclusion

The revised proposal is considered to be acceptable and therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00335 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 render to be used shall be K Rend - colour Mocha.
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 Notwithstanding the information submitted no works shall take place until a full specification of the materials to be used externally on the building and an elevation plan detailing the extent of the area to be rendered, including details as to how the stone work to the front corner of the wall will be treated, have been submitted to and approved in writing by the Local Planning Authority. Only the materials and render specification so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block plan - received 4/4/16
Email confirming details - received 26/05/16

Reason: - To ensure provision of a satisfactory development.