
Site Address:	16 Barncroft Way, Havant, PO9 3AG		
Proposal:	Installation of solid wall external insulation system (approximately 120mm thick) to external walls of existing dwelling.		
Application No:	APP/15/00404	Expiry Date:	19/07/2015
Applicant:	Mrs Bavin	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

Barncroft Way is a residential road consisting predominately of short terraces of two storey dwellings and two storey semi detached dwelling houses. The streetscene incorporates shared parking courts/parking lay-by's and on-site parking.

The application dwelling is a two storey mid terrace dwelling house, with red painted pebble dash finish. There is an area of hardstanding to the front of the dwelling capable of accommodating three vehicles. There is direct access onto Barncroft Way.

2 Planning History

None

3 Proposal

Planning permission is sought for the installation of solid wall external insulation (120mm thick), to be applied to the external front and rear facades of the dwelling.

The application states that the finish will be a cream or white render finish.

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

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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
- (iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

The development proposes an external cladding with rendered finish (white or cream). The cladding is stated as having better weather protection and insulation compared to normal render finishes.

Having regard to the render finishes provided for the InstaClad system and the variety of colours and external finish along Barncroft Way it is not considered necessary to stipulate that the dwelling is painted white or cream in this instance.

The application dwelling currently has a pebble dash finish that is painted red. Whilst there are a number of properties along Barncroft Way with a similar finish there are a variety of other finishes; including that within the row of terraces in which 16 Barncroft way sits. These finishes include render (white and cream), tile hanging and brick.

It is considered that the proposed external cladding would add to the variety of finishes found within Barncroft Way, whilst being sympathetic to the existing appearance of dwellings along this long stretch of road.

It is therefore considered that the development would be in keeping with the prevailing character and appearance of the streetscene and would accord with the general principles of policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

The external cladding would have no impact on residential amenity.

It is noted that the application form states that there may be some disruption during installation, however it is accepted that this is common practice and would not have a permanent impact to a point that would justify withholding a grant of planning permission.

8 Conclusion

The development would accord with relevant development plan policy and would not cause unacceptable harm to the character of the area or neighbour amenity. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00404

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Location Plan 1:1250

The installation and finish provided within submitted document Solid Wall External Installation - InstClad

Reason: - To ensure provision of a satisfactory development.