
Site Address: 7 Bound Lane, Hayling Island, PO11 9HU
Proposal: Cladding of existing dwelling on all elevations and porch roof alterations (retrospective application).
Application No: APP/15/00522 Expiry Date: 07/07/2015
Applicant: Mr Cameron Team: Team 1
Agent: Mr Barlow Case Officer: David Eaves
 The Steven Barlow Partnership
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

Detached house near northern end of Bound Lane. The house has been altered from render and brick to horizontal cladding boards to all elevations. In addition a covered 'porch' has been added to the front elevation. The road includes a mix of materials including a house with white first floor cladding to the north, a newer house with brick to the south and a rendered property beyond.

2 Planning History

Most recent history (NB there are other properties to the rear recently constructed.

APP/12/01213 Single storey rear extension following demolition of existing small side extensions. Permitted Jan 2013

3 Proposal

Cladding of existing dwelling on all elevations and porch roof alterations (retrospective application).

This is a retrospective application and the cladding is pale yellow, the porch has been constructed with plain clay tile roof.

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)

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 (1 no objection, 1 Support, 1 Objection))

Support:

Mixed house design and materials in Bound Lane, no consistent style

Varied nature of houses makes the charm of the road

Cladding to No.7 looks really smart and enhances the road

Objection:

Cladding out of keeping and detrimental to the area.

Majority of houses in the road are of similar construction to the original exterior of brick and pebbledash render.

House now unseemly Canary Yellow Lego Cube

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
- (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 streetscene

The dwelling has been clad with horizontal boarding which is a pale yellow in colour. Whilst this makes the property more obvious in the street scene it is located in part of Bound Lane where there are a variety of house designs and materials. It also picks up on the materials used for the recent residential development that has taken place to the rear of the property. The cladding is considered to have an acceptable appearance in the street scene.

The porch is now a feature which is the width of the front elevation and includes three columns. the roof is finished with clay tiles. The porch is considered to have an acceptable appearance on the front of the building and the clay tiles are an attractive

feature.

(iii) Impact upon residential amenity

The porch is the main change that adds to the physical form of the building. The only impact is to the property to the south. This is set back in relation to number 7. The feature is open sided and it is not considered that the impact of the porch to this dwelling would be significant in my view.

8 **Conclusion**

In conclusion, the works that have already been completed are considered to be acceptable in principle, they are not considered to harm the character and appearance of the street scene nor to be unneighbourly. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00522

(A) Subject to the following condition

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

Block and Location Plans Drawing No. D.0482.001 rev 01

Site Plan and Elevations Drawing No. D.0482.003 rev 01

Reason: - To ensure provision of a satisfactory development.