
Site Address:	27 Lester Avenue, Havant, PO9 3HE		
Proposal:	Application of new K-Rend (render) finish to all external elevations.		
Application No:	APP/15/00819	Expiry Date:	07/10/2015
Applicant:	Mr M Lehané	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

Lester Road is a residential road consisting predominately of similar style two storey semi-detached dwellings. Whilst it was observed that Lester Road was predominantly characterised by pebble dashed dwellings it was noted that at the entrance to Lester Road there was a detached dwelling of red brick construction on the left hand side and on the right hand side a white rendered dwelling. In addition several dwellings along Lester Road had been painted (white, cream and yellow), which added to the visual variety within the streetscene.

The application dwelling is a two storey semi-detached dwelling that has recently been extended at a two storey level to the side and single storey to the rear. There is on site parking to the front. At the present time the main house has pebble dashed walls, whilst the extensions have exposed block work, pending the decision of this application.

2 Planning History

08/72909/000 - Construction of rear conservatory. (Part retrospective). Approved - 29/04/2008

APP/13/01048 - Two storey side extension & single storey rear extension. Approved - 29/11/2013

3 Proposal

Planning permission is sought to K-Rend (render) all external elevations.

The render would have a rough texture finish and the applicant has stated that the finish will be ivory in colour (an off white).

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary: Two letters of objection received identifying the following concerns:

- The removal of the existing pebble dash could damage the pebble dash to adjoining neighbour 29.
- The difference in materials would be at odds with the appearance of the adjoining semi-detached dwelling (29).
- Out of character with the unspoiled Lester Road street scene which has retained the pebble dash finish of all of the dwellings (although some have been painted).

Comment:

- Any damage caused to the neighbouring dwelling would be a civil matter and would not form a material planning consideration.
- The rough finish of the proposed K-render, whilst not as rough as pebble dash, would fit in with the general character and appearance of the area. The National Planning Policy Framework encourages innovation and difference and stipulates that architectural styles should not be imposed on individuals. Although it is caveated that due regard is given to prevailing character. Having considered the differing materials of the dwellings at the entrance to Lester Road (brick and render) and that some dwellings have painted the pebble dashing it is not considered that the proposed render would be materially harmful to the prevailing character of the area. The rough finish and light colour of the render would instead accord with the varied element of Lester Road finishes and add an acceptable and modest contrast to the appearance of the dwelling.

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 K-Rend- render finish (ivory - off white in colour) instead of the existing pebble dash finish of the dwelling.

The application dwelling currently has a pebble dash finish that is a distinct characteristic of the Lester Road street scene. It was observed however that at the entrance to Lester Road there was a detached dwelling of red brick construction on the left hand side and on the right hand side a white rendered dwelling. In addition several dwellings along Lester Road had been painted (white, cream and yellow), which added to the visual variety within the streetscene and provided a distinct contrast to the natural pebble dash finish.

The proposed render finish would be rough and light in colour, it is therefore considered that whilst not as rough as pebble dash it would provide an appropriate finish and link within the existing street scene. It is further considered that the proposed finish would not be any more distinct in appearance than existing semi-detached dwellings within Lester Road where one has been painted and the other left as natural pebble dash.

The National Planning Policy Framework encourages innovation and difference and stipulates that architectural styles should not be imposed on individuals. Although it is caveated that due regard is given to prevailing character. Having considered the differing materials of the dwellings at the entrance to Lester Road (brick and render) and that some dwellings have painted the pebble dashing it is not considered that the proposed render would be materially harmful to the prevailing character of the area. The rough finish and light colour of the render would instead accord with the varied element of Lester Road finishes and add an acceptable and modest contrast to the appearance of the dwelling.

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 render proposed would have no impact on residential amenity.

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/15/00819

(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:

Drawing No. 02 - dated August 2013
Silicone Scraped Texture Standard finish (submitted details) date stamped 12 August 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The render finish shall be provided and maintained in an ivory colour unless otherwise agreed in writing by the Local Planning Authority.
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 2012.