
Site Address:	56B Bracklesham Road, Hayling Island, PO11 9SJ		
Proposal:	Installation of cladding to upper two floors of dwelling.		
Application No:	APP/15/00492	Expiry Date:	09/07/2015
Applicant:	Mr McDermott	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.56B is one of a number of 3 storey dwellings along this part of Bracklesham Road. All dwellings benefit from off street parking to the front, and have large gardens to the rear.

These dwellings differ in both style and design, with some being of flat roof construction (No.56B inclusive) and others enjoying a more regular pitched, tiled roof. The facing palette differs between these dwellings also. No.56B is currently rendered white

To the East sit two large dwellings in close proximity, one of which has both its upper two storeys clad in a grey colour plastic boarding. This is highly visible from both the road, and from the rear gardens of these dwellings.

2 Planning History

05/52808/004 - Construction of 1no. detached 3 storey house with integrated garage.

3 Proposal

This application seeks permission for the application of grey 'wood effect' cladding to the external, upper two storeys.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: No objection in principle to the cladding, other than to express a distaste of a specific colour; namely naval grey.

Comment: It is considered that to request a specific colour (non naval grey) in this area where variants of grey currently exist, would be unreasonable.

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 where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

At present, the white render used to cover all external walls looks tired with multiple running lines of stain whereby water has dripped down from a leading edge.

The colour proposed in this application appears to be a light variant of grey, therefore it should provide a softer transition between the new cladding and the existing white render than the nearby dwelling to the east. The specific product proposed is 'Durasid Embossed Wood Effect Double Embossed Shiplap Cladding', in grey which will provide No.56B with a superior level of weather proofing than at present.

The principle of applying a layer of cladding will smarten the visual appearance of this entire dwelling, and thus it is considered that it will also improve the appearance of the streetscene in general.

(iii) Impact upon residential amenity

Other than a change of colour, which is not uncommon in this area of east Hayling Island, it is considered that no significant impact will result upon neighbouring amenity.

8 **Conclusion**

The colour of the proposed cladding is considered acceptable by virtue of it currently existing within the neighbourhood. Additionally it is considered to cause no harm to the amenity of nearby neighbours.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00492 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:

Proposed Elevations, Ref:56B Clad

Email from Ian McDermott (dated 21/05/2015 @ 23:01) confirming selection of Cladding Materials

Reason: - To ensure provision of a satisfactory development.