
Site Address:	25 Webb Lane, Hayling Island, PO11 9JE		
Proposal:	Proposed timber cladding and rendering to dwelling.		
Application No:	APP/15/00523	Expiry Date:	30/07/2015
Applicant:	Mrs Fisher	Team:	Team 1
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

Site Description

- 1.1 The application site is a modern two storey detached dwelling and integral double garage which has a brown tiled pitched roof and elevations of beige/yellow multibrick with brown tile hanging at first floor. The site is level with open vehicular access, a drive, grass and shrubs to the front, which is enclosed by a 2 metre high hedge to the west (front) and 1.8 metre high fencing to the north and south.
- 1.2 To the north and south are two storey detached properties set back from number 25, the rear boundary backs on to Mengham Avenue and a detached bungalow lies opposite. The surrounding area is of low to medium density consisting of a mixture of detached, semi-detached and terraced two storey dwellings and bungalows of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the replacement of the existing tile hanging at first floor with blue/grey weatherboard cladding and white render to the remainder of the property. The plans include the rendering of a new single storey rear extension, a new first floor window to the north elevation and a Juliet balcony to the front (west) elevation, which will be constructed within the realms of permitted development.

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.

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: 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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject in principle to development control criteria.

(ii) Appropriateness of design

7.3 Elements of the proposed cladding and rendering would be visible from the public realm, although the property is set back approximately 8 metres from the highway and it is considered there would be negligible impact on the existing diverse streetscene. Mature trees and shrubs form part of extensive natural screening between the highway and the dwellings, and as such their presence has been a material consideration when assessing the proposed development. The design and appearance of the development is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The property has established boundary treatment which would partially screen the development and several dwellings in the immediate area benefit from similar external enhancement. No objections were received with respect to the scheme, it is therefore considered that the proposal is unlikely to appear out of character and would have negligible impact on the properties immediately adjacent to and opposite the application site, meeting the requirements of sections of policy CS16 of the HBLP

(Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00523 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 external materials to be used shall be blue/grey weatherboard cladding to replace existing tile hanging at first floor and white render to the remainder of the existing building.
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.

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

Site/location plan
Proposed front and side elevations plan
Proposed rear and side elevations plan

NB Other drawings submitted for information only

Reason: - To ensure provision of a satisfactory development.