
Site Address:	The Brents, St Peters Road, Hayling Island, PO11 0RT		
Proposal:	New tile hanging to west elevation and part of south and north elevations.		
Application No:	APP/15/00161	Expiry Date:	07/04/2015
Applicant:	Mr & Mrs Dawe	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	David Eaves
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Brents is a modern two-storey house located within the St Peters conservation Area. The property is accessed via a track which serves four properties. The property is finished with red-orange brick and concrete tiles and has UPVC windows.

2 Planning History

Various applications for works to trees.

3 Proposal

New tile hanging to west elevation and part of south and north elevations, these would cover existing areas of brickwork.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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: St Peters

5 Statutory and Non Statutory Consultations

Conservation Officer

This modern property is set in a small enclave of buildings. It is not readily visible from public views within the conservation area but has an open aspect to the countryside. The elevations affected are the most exposed, and I assume the work is intended to provide additional weather protection. Tile

hanging is an appropriate solution. I am not able to trace the tiles referred to in the D & A statement. I advise samples are sought either prior to or post determination as a reserved matter. This is a straightforward case. I do not need to be involved in the final selection of materials so am happy for matters to be concluded without the need for further input.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: 27/02/2015

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) Impact upon the character and appearance of the Conservation Area

(i) Principle of development

The application is for minor works to a modern building within the Conservation Area and is considered acceptable in principle providing that the Conservation Area is preserved or enhanced (considered below).

(ii) Impact upon the character and appearance of the Conservation Area

The proposals are to provide tile hanging to the west and part south elevations. These are exposed elevations to the prevailing winds across open fields. The use of plain clay hanging tile hanging on this modern building within the conservation area is considered to have a limited and acceptable impact on the character and appearance of the area. The Council's Conservation Consultant raises no concern in relation to the proposals.

8 Conclusion

8.1 In conclusion, the proposals are considered to preserve the character of the Conservation Area and as such planning permission can be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00161

(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:

Design, Access & Heritage Statement February 2015
Location Plan Drawing Number 201
Block Plan 202
Traditional Clay Roofing Tiles - data sheet
Proposed Elevations Drawing Number 1506-402 0

Reason: - To ensure provision of a satisfactory development.