
Site Address: 102 Southwood Road, Hayling Island, PO11 9QF
Proposal: Horizontal weather-boarding to external brick /render elevations of bungalow and existing two garages.
Application No: APP/14/00733
Applicant: Mr & Mrs Tillbrook
Agent:
Expiry Date: 05/09/2014
Team: Team 1
Case Officer: Daniel Gender-Sherry
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.102 Southwood Road is a residential bungalow located on the south side of Southwood road. It sits between a long run of otherwise unbroken two storey detached blocks of apartments and single detached dwellings.
- 1.2 All of the properties on this side of Southwood Road have rear gardens that back onto a public footpath running adjacent to the beach.
- 1.3 This dwelling is currently rendered and painted white to all south facing, publicly visible elevations. To the north the dwelling is rendered but coloured a muted pale grey/brown.
- 1.4 There is off road parking to the front of the dwelling, with two garages; one located on the east side of the dwelling and the other forward of the building line and on the west boundary. Both are of exposed brick/block construction
- 1.5 The boundary treatment to the front is a 1 metre high brick built wall with two wooden gates each serving a garage at the end of a respectively short driveway.
- 1.6 The property is highly visible from the publicly accessible beach to the south.

2 Planning History

None Relevant

3 Proposal

This application seeks permission for the addition of horizontal weather boarding laid to all external elevations of the main dwellinghouse and to both garages.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Not Applicable

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: 10

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

7.3 Given that this application seeks permission solely for the addition of weather boarding to existing elevations, and the fact that the resulting depth change to the external faces of all elevations will be kept to a minimum, it is considered that the impact upon neighbouring amenity will be minimal and subsequently acceptable.

(iii) Impact on the character and appearance of the immediate area

7.4 Southwood Road houses a collection of varying styles of residential properties. These range from brick built, to brick and partial render, to full rendered elevations. Colours vary from building to building and therefore it is considered that the only consistency along this section of Southwood road would be that they are all residential and all but No.102, are two storey in height.

7.5 No.102 currently has the front elevation rendered in a grey/brown colour, while both garages are of brick construction and at odds in terms of colour to the main

dwellinghouse. This application seeks to clad all of these three structures in the same weather boarding material, and in the same colour, thereby introducing an enhanced, matching aesthetic view to No.102.

- 7.6 Policy CS16 of the Havant Borough Core Strategy states that permission will be granted for developments that are designed to a high standard, with this in mind it is considered that the introduction of high quality uniform materials will meet this policy consideration.
- 7.7 The rear, beach facing elevation is currently painted bright white, which at present stands out from its immediate neighbours whom in general are of standard reddish brick colour. It is considered that the replacement grey boarding will not significantly harm the surrounding area.

8 Conclusion

It is considered that this application will improve the quality and feel of No.102 by introducing a matching palette throughout all structures within the plot. Therefore it is recommended that permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00733 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:

Western Elevation (existing & proposed) drawings received by the Council
11th July 2014

North Elevation (existing & proposed) drawings received by the Council 11th
July 2014

South Elevation (existing & proposed) drawings received by the Council 11th
July 2014

East Elevation (existing & proposed) drawings received by the Council 11th
July 2014

Garage Elevations (existing & proposed) drawings received by the Council
11th July 2014

Reason: - To ensure provision of a satisfactory development.