
Site Address:	5 The Saltings, Havant, PO9 1SB		
Proposal:	Replacement of fascia boards to south elevation gable end.		
Application No:	APP/14/00593	Expiry Date:	29/07/2014
Applicant:	Mr & Mrs Tollerfield	Team:	Team 1
Agent:		Case Officer:	Sally Smith
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is an end of terrace unit in The Saltings. The Saltings is a cul-de-sac of modern units at the western end of Langstone High Street, lying within both the Langstone Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty. With respect to the terrace others units have changed their fascias to UPVC from painted timber.

2 Planning History

An Article 4 direction cover Langstone Conservation Area with respect to permitted development rights.

APP/13/01251 - Replacement of 2No. timber framed single glazed first floor windows and 1No. first floor side window, with PVC double glazed windows to match rest of terrace fenestration. Permitted.

3 Proposal

To replace the timber fascia boards with white PVC

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS16 | (High Quality Design) |

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer

The Saltings forms part of a modern housing enclave, within the Langstone Conservation Area. Although subject of Article 4 direction – reason for application, it

would be unreasonable and unsustainable to object. The proposed minor change would not materially detract from the character and appearance of this property or the conservation area given that the fenestration on this and other houses in the close are already upvc. I note similar changes to the fascia and bargeboards has occurred elsewhere, so no objection.

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: 4

Number of site notices: One.

Statutory advertisement: 20/06/2014

Number of representations received: None

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 the Conservation Area
- (iii) Impact on the character of the AONB

(i) Principle of development

7.2 The development proposed would normally be permitted development and changing fascias would be acceptable in principle. However, with an Article 4 direction in place in Langstone Conservation Area permission is necessary and the proposals must be considered in terms of their impact on the character of the area.

(ii) Impact on the Conservation Area

7.3 As the change of fascias is in a modern terrace and other units have changed theirs the principle of changing to UPVC will not be harmful to the character of the Conservation Area, the terrace or the dwelling. The proposal is therefore considered acceptable under the provisions of CS11 and CS16.

(iii) Impact on the character of the AONB

7.4 The house is set within a modern cul-de-sac and is set back from the Harbour frontage. The changes will not be seen from the Harbour and will not have an impact on its landscape character. Whilst a comment has not been received from the Conservancy it is considered that the proposal will be acceptable under policy CS12.

8 Conclusion

8.1 The proposed changes are considered acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00593 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:

1:1250 Site Plan
Plan 1; Side of 5 The Saltings
Photo of side elevation taken 31/05/2014
Photo of side elevation taken 19/05/2014
Proposal from Robert Hedley
Swish specification booklet

Reason: - To ensure provision of a satisfactory development.