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Site Address: 10 Salterns Lane, Hayling Island, PO11 9PJ  
Proposal: Revision to existing Planning Permission APP/12/00992 for front and rear extension and new double garage, to allow change of external walls treatment of house and garage from white render to light grey eternet weatherboarding.  
Application No: APP/13/00597                      Expiry Date: 29/08/2013  
Applicant: Mr M Brettel                              Team: Team 1  
Agent: Mr P White                                      Case Officer: Heather Lealan  
Ward: Hayling East

Recommendation: **REFUSE PERMISSION**

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## **1 Site Description**

Salterns Lane is a residential road in the south east of Hayling Island. The road is characterised by regularly spaced, detached dwellings which adhere to a regular building line. There are several mature trees within the area which creates a verdant character. The elevational treatment of the dwellings within the immediate streetscene is a mix of render and brick with some sections on front elevations which include small cladding panels.

No. 10 Salterns Lane is a detached bungalow which incorporates 4 small, single storey extensions.

The bungalow is set back from the front of the plot by 11.5 metres with space for parking several cars. There are residential properties to the east and west of the site. To the rear of the dwelling is a large rear garden of 34 metres in depth.

## **2 Planning History**

### APP/12/00992

Demolition of existing single storey side extension. Construction of single storey front extension; single storey rear extension, raised ridge to roof and new double garage - Permitted

## **3 Proposal**

Revision to existing Planning Permission APP/12/00992 for front and rear extension and new double garage, to allow change of external walls treatment of house and garage from white render to light grey eternet weatherboarding.

## **4 Policy Considerations**

### National Policies

The National Planning Policy Framework, March 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**

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: None

Statutory advertisement: Not applicable

Number of representations received: 1

a) Does not respect local character and does not represent high quality design

b) Health and safety concerns, if product is to be machined it can cause respiratory problems.

*Officer comment: This is not a material planning consideration of this application.*

**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 on street scene;
- (iii) Impact on neighbouring amenities.

(i) Principle of development

It is considered that changes to the external finish to a dwelling in this location would be acceptable in principle so long as the chosen materials are not discordant with the character of the general streetscene.

(iii) Impact on street scene

It is considered that the proposed light grey eternet weatherboarding would have a detrimental impact on the street scene and the visual amenities of the area. It is proposed to cover the whole of the elevations of both the house and garage and it is not an elevational treatment which is characteristic of the other dwellings within the streetscene. Policy CS16 of the Core Strategy requires that all development should demonstrate that the design responds to, draws inspiration from and respects local context. The NPPF further supports this policy in paragraph 60,

*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is,*

*however, proper to seek to promote or reinforce local distinctiveness.*

It is not considered that the proposed weatherboarding to the elevations of this building represents innovation or originality in design; the cladding is found to some degree within other streets in the surrounding area. However, these streets and dwellings incorporate the use of cladding in conjunction with an overall design concept and accord with a more "coastal" characteristic of either the streetscene or the good design of the dwelling.

In this instance the nature and degree of cladding imposed is not a good quality design concept which promotes or accords with the local distinctiveness of Salterns Lane and for this reason should be refused.

(iii) Impact on neighbouring amenities

It is not considered that the cladding would have any further impact on the occupiers of neighbouring dwellings other than the impact on the visual appearance of the streetscene.

## 8 Conclusion

The proposed cladding would have a detrimental impact on the character and appearance of the application site or street scene. The application should therefore be refused.

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## 9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/00597 for the following reason

- 1 The proposed cladding to the elevations of the house and garage would have a detrimental effect on the appearance of the building and character of the streetscene and would therefore not respond to local distinctiveness and would have an adverse effect on the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.