

DELEGATED OFFICER REPORT

PROPOSAL	Proposed cladding to all elevations at first floor level including first floor side extension permitted under APP/25/00089
LOCATION:	6 Crystal Way, Waterloooville, PO7 8NB
REFERENCE NO:	APP/26/00473
APPLICANT:	Mr C Amey
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	19/08/2026
APPLICATION EXPIRY DATE:	24/08/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a two-storey detached dwelling with an integral garage located to the east of Crystal Way, immediately opposite the junction with Sapphire Ridge. There is a small flat-roofed extension to the rear of the garage with a connecting door to the main house. Permission was granted under APP/25/00089 to extend at first floor above the existing garage and flat-roofed extension, although at the time of visiting the site the permission had not been implemented. The submitted drawings also show an existing Permitted Development rear extension, which is still under construction. The property is finished in brickwork and with white uPVC fenestration and a composite door under profiled concrete tiles. The entire frontage has been laid with hardstanding for parking and is open to Crystal Way. The rear garden can be accessed via a side path to the south boundary and has an approximately 1m high terrace towards the east boundary to account for a change in ground levels. Due to the differing ground levels between neighbouring properties, the close-boarded fencing that encloses the rear garden is over 2m high in most locations.
- 1.2 The surrounding area is a medium density residential estate, with detached and semi-detached dwellings of the same age but in several different styles. The materials around the locality are all part of a similar palette of red and brown brickwork and light coloured render with gable ended brown tiled roofs. Several properties within nearby Sapphire Ridge have white cladding to a small front gable feature.

2. Planning History

APP/25/00089. First floor side extension. PERMIT 03/04/2025.

3. **Proposal**

Proposed cladding to all elevations at first floor level including first floor side extension permitted under APP/25/00089.

Officer Comment

The application was originally submitted as a Variation to APP/25/00089, however since the proposed cladding to the host dwelling would also require planning permission the applicant has agreed that it be determined as a Householder application. The description was revised to clarify that the proposed cladding relates to both the existing dwelling and previously approved extension.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Councillor Kev Parsons No comments received.
Councillor David Keast No comments received.
Councillor Neil Bowdell No comments received.

6. **Publicity and 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: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

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

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises horizontal cladding boards in Hardie Plank 'Pearl Grey' to all first floor elevations of the existing dwelling and previously approved first floor addition. No other alterations are proposed.

7.4 Whilst the materials in the surrounding area are predominantly brickwork and render, there are small areas of cladding and the proposed 'Pearl Grey' cladding would be consistent with existing white or off-white render colours nearby.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 No changes other than the addition of cladding are proposed to the host dwelling or previously approved first floor addition. As the property is detached, the proposal would have a negligible impact on neighbouring dwellings.

- 7.7 Consequently, it is considered that the proposal will not appear unduly overbearing or lead to an unreasonable loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.8 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00473 subject to the following conditions -

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Proposed Cladding CFA-FULL-01</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>

Informatives:

1	<p>In accordance with paragraph DM3 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <ul style="list-style-type: none">• Offering a pre-application advice service, and• Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, <p>In this instance:</p> <ul style="list-style-type: none">• You were updated about issues after the initial site visit.
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