

Item 9 (1)

5a Simmons Green, Hayling Island

Updated 9 July 2018.

Updates

7. Planning Considerations

Additional Information:

Boundary Screening

Additional information has been submitted from the neighbour at 11c Salterns Lane stating that the current vegetation on 5a side of the boundary provides privacy from the east facing windows. Recent notification has been received to this neighbour from the applicant that the vegetation is to be 'trimmed back' (email and text notification). The neighbour states that in their view significant 'trimming' and tree removal has already occurred at 5a (since November 2017 to March 2018).

Alterations to windows in the existing east facing dormer window

Regarding the windows in the original dormer of the eastern elevation, whilst the style of the windows have been changed, the size of the openings have not been enlarged. There was no condition on the original planning permission 88/50638/1 for either of these windows to be obscured glazed and plans from the original application do not indicate the type of glazing. Photographs have been submitted which clearly show the larger window was clear glazed before the replacement took place. The smaller window serves the stairwell only and consequently would meet the requirements set out under permitted development for clear glazing.

Materials samples

Samples of the proposed materials for the cladding of the dormers and southern gable end were submitted, however following further communication with the applicant a preferred choice is still to be decided. The proposed materials will now be determined by way of a condition (see below).

9. Recommendation

Additional condition to be added with respect to the materials for the proposed cladding.

'Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used for the cladding of the dormers and south facing gable end on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework'.

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