
Site Address: 25 Heather Close, Waterlooville, PO7 8EE
Proposal: Brown cladding to front and part sides of property
Application No: APP/21/01087 Expiry Date: 17/11/2021
Applicant: Mr Cook
Agent: Mr Choudhury Case Officer: Joseph Toole
 MC Architectural Design Ltd
Ward: Stakes

Reason for Committee Consideration: At the request of Councillors Milne & Patrick

HPS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 25 Heather Close, Waterlooville, is a detached two storey property to the north of Heather Close. The property comprises of cream render and brown brickwork on the ground floor and brown brickwork and tile hanging on the first floor with concrete roof tiles. Vehicular access is from Heather Close.
- 1.2 The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

APP/19/00976 - Erection of new 1.8m high timber fence and gate with concrete posts on Southern and part Eastern boundary. Refused 12/02/2020

3 Proposal

- 3.1 The application proposes the replacement of the existing first floor tile hanging with brown fibre cement exterior wall cladding to the front and part sides of property. As such, the changes are restricted to the projecting gable on the front elevation of the property.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

E1* (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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 6

Comment	Officer Comment
Black cladding would be out of keeping with the character of the area	Revised plans have been submitted changing the colour to brown
The windows would be replaced with window frames	This is not the case. The image (see Appendix D) is a representation of the material sample only
Property deeds issues	This is not a material planning consideration
Cladding of any colour would have a detrimental impact on the appearance of the area	Please see Section 7.
This application is for cladding to the west however there are changes to the south and north too	The proposed development description has been updated to reflect this
Prominent location	Please see 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

(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 proposed development would involve brown cladding to the front and part sides of property. Originally black cladding was proposed; however due to concerns regarding its appearance it was recommended to be changed and the scheme now specifies the use of *Hardie Plank Cedar C14 Atlas Brown*.
- 7.4 The proposed brown cladding would replace the existing tile hanging on the front and part sides of the gable projection on the front of the dwelling. In seeking to replace an external material which already provides a contrast to the brickwork found elsewhere on the first floor elevations, this approach is considered to be acceptable within the context of the main dwelling.
- 7.5 The proposed works would be visible from the street scene. The surrounding area is mostly made up of dwellings characterised by brown facing brickwork and brown/red tile hanging (see Appendix C). In this context the use of the proposed brown cladding is considered to be subtle within the street scene and as a result not appear out of keeping with the character of the area.
- 7.6 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and its context and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and Policy E1 of the Submission Havant Borough Local Plan. 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

- 7.7 The proposed works alter the external facing material of the existing gable projection only, and do not involve any extensions or other alterations to the dwelling. As such they are not considered to have a negative impact upon any neighbouring properties, other than the revised external treatment discussed at Paragraphs 7.3 – 7.6 above.
- 7.8 Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and Policy E1 of the Submission Havant Borough Local Plan.

8 Conclusion

- 8.1 The revised cladding proposed to 25 Heather Close would have a limited and acceptable impact on the character of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01087 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Block Plan, Existing and Proposed Plans - 01.01 REV P1

Reason: - To ensure provision of a satisfactory development.

Appendices:

- (A) Location Plan & Block Plan
- (B) Existing Elevations showing extent of proposed cladding
- (C) Photographs of Application Site and Surrounding Properties
- (D) Representation of Material Sample
- (E) Answers to Councillor questions