

DELEGATED OFFICER REPORT

Application Ref: X/23/95259

Site Address: 25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Case Officer: Alex Webb

Description: Variation of Condition 2 (approved plans) of planning permission F/21/91036 (Erection of detached four-bedroom

dwelling and detached garage following demolition of existing dwelling) to replace approved plan PL04 with revised plan PL04 Rev A to allow the as built Hardie Plank

weatherboard cladding in anthracite grey (from the approved Pearl Grey)

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA, Ramsar & River) Aviation safeguarding - Airport Safeguarding Zone Trees – Tree Preservation Order		

Planning History?	Yes ☒	No ☐
DC/23/94759 - Condition 4-External Cladding-Hardie Plank-Anthercite Grey. Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling-F/21/91036 – Not discharged 13/04/2023		
DC/22/92392 - Discharge of conditions 3 (arboricultural survey, method statement, tree protection plan) and 4 (materials) of planning permission F/21/91036 for erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling – discharged 23/03/2022		
F/21/91036 - Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling – Permitted 12/10/2021		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	1 x support - really like darker colour - effect has a barn like appearance. - darker cladding allows property to blend into background. - current colour should not be changed back to original planning colour. - worried that lighter colour would make house feel much closer than it is - darker colour helps it blend in. - barn look in keeping with property and gives area a rural look - ties in with location at edge of the village. 2 x Comments: - And all 'black' cladding makes it very oppressive. - several references to colour of house demolished - no mention new property is larger and closer to front of plot than house it replaces -selecting one aspect of the overall appearance of the property is not credible. - dark colour of building has resulted in it being imposing and out of character with the surrounding properties in the area. - Retrospective submssion		

Parish Council:	No Response
Urban Design	- It is acknowledged that the site is not within any conservation area or next to a listed building; however, Eastleigh Borough Council is strongly committed to promoting good design in all new developments and to improving the quality of public spaces, as well as, making sure that so far as possible new developments fit in with their surroundings. - As stated on page 46 of the Quality Places SPD: 'The materials chosen for a scheme should take account of the context of the site. They should respect and complement the character, scale, texture and colour of existing materials used in the local area, if they are recognised as worth respecting.' - The colour proposed for the cladding under DC/22/92392 was respecting and complementing the character of the area. - If the scheme is seen in isolation, the change of colour would not be a problem but when set in the context, it is considered that it has an adverse impact on the street scene and it is harmful to the character of the area. - The building is located on an end-stopped view. Therefore, it requires a careful consideration in order to get it right. The built-on dark recessed colour is considered to be quite a bold statement and it gets even more impactful due to the fact that it wraps around the whole first floor of the house instead of being, for example, just a small area such a front gable. Furthermore, it is considered that a lighter colour would not only better integrate onto the street scene but would also make a more positive statement to the end vista. - In regard to the potential agreement of planting some trees on the street frontage, we are of the opinion that at this prominent location trees should have been proposed regardless of the colour of the weatherboarding. Also, it is considered that trees should not be used to hide something but to enhance or punctuate a specific place in order to create successful vista. It is important to ensure that end vistas are suitably framed and terminated with high quality buildings or mature planting. - As noted by the Urban Design Officer's comment to the planning application F/21/91036, dated of 12 August 2021: 'Also of note is the dense green frontage and tree planting. Whilst not subject to any preservation order, the boundary trees in particular provide an attractive natural feature within the street scene and should be retained and protected where possible.' - Or another note, the typical plot boundary of this area is brick walls as stated on the Hedge End, West End and Botley Character Area Appraisal. It is considered that the 2m timber fence used on this scheme is not appropriate and has a detrimental visual impact on the street scene.

Site Visit:	Yes ☒	No ☐
Details:		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The application relates to 25 Southern Road which is located on the south east side of the road, within an established residential area. The street scene is a mixture of styles and design with one and two storey dwellings from a ranging from different periods. Typical facing materials include brick walls and roof tiles. Cream render/cladding against red brick is a strong characteristic of the area.

The property is a replacement dwelling permitted under application F/21/91036. The original property was a traditional style villa painted green at ground level and a salmon pink colour at first floor. Whilst not typical of the streetscene, those colours were considered to be warmer and the salmon pink was akin to the traditional red brick appearance common along the road. The replacement property is set further forward in the plot compared to the original and therefore has a great presence in the streetscene.

The application is to allow a built Hardie Plank weatherboard cladding in an anthracite grey colour instead of the approved Pearl Grey under application DC/22/92392.

Policy DM1 of the Local Plan states that all development should take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with the adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.

As the dwelling is located on an 'end-stopped view' and entrance section into Southern Road coming from Eastern Road, it has a greater degree of prominence within the streetscene.

The previously approved pearl grey colour for the cladding at first floor level was considered to be appropriate in the site context and respected the residential character of the area. The anthracite grey colour, in isolation, is not considered to be an issue however when seen within the existing streetscene and given the site context, it is considered to have an adverse impact on the street scene and is considered harmful and out of keeping with the existing character of the area.

The shade of grey proposed is considered to be a dark recessed colour and given the amount of cladding at first floor level, it has an even greater visual impact. A lighter colour would integrate better within the street scene and make a more positive statement to the end vista.

The applicant has proposed planting trees on the street frontage to the north west of the dwelling and as an attractive mature hedgerow has been removed from this boundary, replacement planting would be encouraged to soften the development regardless of the colour of the materials. As such the replacement planting, whilst welcome, would not mitigate against the harmful impact of the dark cladding within the streetscene.

The applicant has provided examples of the use of dark cladding in the locality (12a Southern Road, 8 Southern Road, 11 Upper New Road and Pinewood, Western Road). Those provided in Southern Road are not within the immediate streetscene, the green cladding on part of the gable end of 12a Southern Road is lighter in appearance compared to the proposal and for both properties there is only on a small proportion of cladding on each building.

For the other examples provided within the Borough (Netley Abbey and Old Bursledon), the site contexts and settings are clearly different to the application site. The appeal examples referred to are not within the Borough and no visual comparisons have been provided. Even so, each case it to be judged on its own merits.

The level of cladding on the examples in the locality (partial cladding of gable ends and elevations) and resulting visual change is not considered harmful. The applicant considers the originally proposed 'pearl grey' colour for the cladding (which formed part of application F/21/91036 and was re-submitted for approval as part of the application to discharge the condition in relation to materials) as 'stark within the street scene, as per the existing white rendered dwellings. Regardless of whether or not the colour is a subjective view, the use of white render and traditional red brick is dominant along Southern Road and is therefore a characteristic of the area.

The applicant also claims that "*homeowners are allowed, within reason, to paint the outside of their dwellings in any colour they like*" however, paragraph A.3 of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that "*the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse*" and this claim is therefore incorrect.

In conclusion, the proportion of dark cladding across the dwelling, in this location along Southern Road, is considered to be overly dominant and has a negative impact on the streetscene.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: The application is refused for the following reason:

1. The colour and amount of cladding in such a colour is considered to have an adverse impact on the street scene. The resultant visual appearance is harmful and out of keeping with the prevailing residential character of the area contrary to local plan policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...