



Appeal Statement

25 Southern Road, West End, Southampton, SO30 3ES

29 September 2023

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1 QUALIFICATIONS AND EXPERIENCE

QUALIFICATIONS AND EXPERIENCE

- 1.1 I hold a 2:1 Planning Studies Bachelor of Arts Honours degree and a Diploma in Urban Planning from Oxford Brookes University. I am a member of the Royal Town Planning Institute.
- 1.2 I have worked in Hampshire since 1996. From 1996 to 2014 I worked at Eastleigh Borough Council as a Senior Planning Officer and then as a Principal Planning Officer in the Major Applications Team.
- 1.3 I have practised as a planning consultant since September 2014. I established my Town Planning practice, Wessex Planning Ltd, in September 2016, specialising in small to medium scale residential development.
- 1.4 I was instructed to appeal against the refusal of planning permission X/23/95259.

2 REFUSAL REASONS

REFUSAL REASONS

- 2.1 Planning permission for the 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) was refused by the LPA on 17th July 2023 for the following reason:

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.

- 2.2 The original discharge of condition permission and details are included at Appendix 1.

3 REBUTTAL OF REASON 1

REBUTTAL OF REASON 1

3.1 The reason for refusal consists of 2 parts, each of which will be considered below:

- Adverse impact upon the street scene
- Harmful visual appearance out of keeping with prevailing residential character

3.2 The proposal is considered to be contrary to Local Plan policy DM1. The relevant parts of this policy state that all development should not have an unacceptable impact on the character and appearance of urban areas, and it 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 well integrated with these in terms of (inter alia) materials, both in itself and in relation to adjoining buildings, spaces and views.

3.3 Additionally, Eastleigh Borough Council also uses its 'Quality Places SPD' (see Appendix 2) when considering the design of proposals. Page 46 of this SPD states that

"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."

3.4 The site also falls within Character Area HEWEB 7 of the Hedge End, West End and Botley Character Appraisals SPD, adopted in 2008 (Appendix 3). The area is described as *"Type F/G. Inter-war/immediate post-war development on the south eastern edge of West End, off Moorhill Road and Telegraph Road. Fair condition"* with the following key guidance for this area explained as;

- *"Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road."*

- *Retain the grass verges."*

3.5 The Character Appraisal states that the strength of character is 'moderate'. In terms of materials the predominant type recorded is brick walls with tiled roofs.

CHARACTER AREA: HEWEB 7	
NEIGHBOURHOOD	
General description	Type F/G. Inter-war/immediate post-war development on the south eastern edge of West End, off Moorhill Road and Telegraph Road. Fair condition.
Route structure	Interconnected network/loop/cul-de-sac.
Landform	Moderate slope down to north on Western Road and Southern Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-25m. Depths: 30-67m.
Position of building within plot	Detached. Front-on. Setback: 3-14m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mature broadleaved.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

REBUTTAL OF REASON 1

- 3.6 It is important to note that on Page 12 of the Character Area Appraisal, under the heading 'How to Use this Report', the appraisal states:

"In the use of this report, it is important to recognise that the guidance does not prescribe hard and fast rules on the design of new development, or preclude new development in the majority of cases. For example, where future development may have an impact on a key feature, it cites the need to maintain the importance of that feature, but does not seek to retain the feature in its exact present state. It is also important to recognise that the principles identified in this appraisal are intended as guidance only. Each individual development proposal should be carefully considered on its own merit."

- 3.7 Under Annex D of this document, it explains the character area description table suggesting that the 'Facing Materials' box should be populated with a list of "Predominant wall and roof materials" (see adjacent). This is important because this descriptor, together with the key guidance as explained in point 3.4 above suggests that, whilst brick is the 'predominant' wall material, there is no exclusion of other materials. There is also no reference to the colour of materials, and there is no key guidance that requires new development to replicate the predominant building materials within the area.
- 3.8 It is acknowledged that this guidance is useful to allow a consideration of the character of the area but as the SPD states itself, "the guidance does not prescribe hard and fast rules for the design of new development."

CHARACTER AREA: LOCAL AREA CODE AND CHARACTER AREA NUMBER	
NEIGHBOURHOOD	
General description	Period, position within settlement and condition. Identification of specific planning policies or designations.
Route structure	Route structures as identified in Chapter 3.
Landform	Location of settlement cores relative to landform/watercourses. Topography within character area.
Non-residential uses	Other uses where significant i.e. shopping precincts as opposed to corner shops.
STREETS/SQUARES	
Features	(excluding tree cover) e.g. grass verges, islands etc.
Tree cover	Level of significance and type.
Spatial enclosure	Ratio of street widths to building heights. Separate ratios supplied where building heights vary across streets.
Nodes/landmarks/views	Type and location of node/landmark. Type, direction and location of view.
Parking	Level of significance and type.
Traffic	Level of significance and type.
PLOTS	
Dimensions	Widths and depths - fixed range provided based on a representative sample of examples.
Position of building within plot	Predominant orientation and relationship with adjacent buildings. Depth of plot frontages - fixed range provided based on a representative sample of examples.
Plot boundaries	Predominant front boundary type.
Parking	Level of significance and whether converted for use.
Planting	Level of significance and type.
BUILDINGS	
Period/type	Predominant period of construction and building type.
Storey height	Range based on representative sample.
Façade/roof form	Predominant building features and façade/roof form.
Facing materials	Predominant wall and roof materials.
OTHER FEATURES	
Further information and/or details of sub-areas with different characteristics from those of the main character area.	

REBUTTAL OF REASON 1

- 3.9 The materials on this dwelling on this plot have been, over time, light pink painted render, dark salmon and green painted render, and now brick and anthracite coloured boarding, albeit the roof tiles are now more predominant in the street scene as the roof is larger on this new dwelling than it was on the former dwelling. (See google earth photographs below and opposite).



2008



2008



2019



2023

REBUTTAL OF REASON 1

- 3.10 In terms of the 'street scene', it is important to understand that a street scene is not just one view within a street, but a sequence of eye level viewpoints as experienced in reality by a receptor using public space - either walking or driving along the public road/footway. Private views are not relevant unless they impact private residential amenity.
- 3.11 The duration of any one public view from any one viewpoint is momentary as part of a longer, moving, kinetic journey. It is the effect of the sum of moving sequential views that makes up the real-life experience of a street scene.
- 3.12 In addition a realistic eye level is between 90 and 180 degrees as one moves forward along a public route. One's vision does not remain focused on one particular point in this 180 degree view, but takes in all other information in this view e.g. other dwellings, trees, shrubs, infrastructure, road signs, the road and footpath itself, verges, boundary treatments etc.
- 3.13 It is beyond unreasonable to use one, less favourable, snapshot in this moving journey to represent or define the whole of the 'street scene' and conclude that harm is caused on such basis, which appears to be what the LPA have done.
- 3.14 The LPA's Urban Design Officer comments appear to have been key to the final decision and are replicated within the planning officer's delegated report. These comments were interrogated at application stage, and responded to directly with a letter to the case officer (see Appendix 4), but it is worth expanding on here.
- 3.15 The Urban Design officer states that the LPA is strongly committed to good design in all developments. Whilst it is not disputed that good design is an objective of good planning, it remains worth noting that this dwelling is not located in a Conservation Area, the site is not a Listed Building or located within the setting of one, there is no Article 4 Direction protecting particular features within the area or any other kind of special policy requiring particular materials to be included or excluded on new development within this area.
- 3.16 Whilst the character appraisal for the area notes a predominant use of brick and tile (rather than the white render and tile as suggested by the planning officer in her report), its guidance does not require the replication of this material or the colour of these materials. Page 46 of the Quality Places SPD only requires that materials '*respect and complement*' those found within a character area '*if they are considered worth respecting*'.
- 3.17 It is therefore contended that, whilst it is always important to understand a site's context and the predominant use of materials, there is no legal, policy or SPD requirement to replicate these materials or colour of materials, only to '*respect and complement*' them.
- 3.18 Indeed it is contended the half brick/half-clad elevations, with the tiled roof of the new dwelling is more in accordance with the Character Area Appraisal's descriptor of characteristic materials than the green and salmon pink render of the original dwelling.
- 3.19 The Urban Design officer considered that the originally approved lighter colour cladding better respected the context of the area whereas the darker, as built, cladding colour "*makes quite a bold statement and it gets more impactful due to the fact that it wraps around the whole first floor of the house*". The Urban Design Officer considered that the impact was greater because of the location of the site facing the end of Eastern Road, therefore being a terminal vista in views from that road.
- 3.20 It is contended, first of all, that in views from Eastern Road, the whole of the first floor cladding cannot actually be seen. The only part of

REBUTTAL OF REASON 1

the cladding viewable from Eastern Road is the cladding on the front elevation.

- 3.21 For clarity, the terminal vista along Eastern Road changes as you move along it, due to the change in direction as it meets Southern Road. This is demonstrated in the Google Earth views provided below, which the Inspector will see on site.



- 3.22 It is contended that all that can be seen in this view is the front gable end, the small gable above the front dormer window, and part of the front elevation cladding.
- 3.23 With the catslide tiled roof dividing the darker elements, it is considered that this elevation, whilst bold, cannot be said to be materially harmful in the street scene or materially harmful to the character of the area. In fact, the dark cladding imitates the darkness of the road surface and the dark fir trees in the backdrop to this elevation, as well as the dark colour of the trees and their trunks in the foreground. Even the Urban Design Officer confirms that, in itself, the dark cladding is acceptable, but in contrast to her comments, the wraparound nature cannot be seen in this terminal vista.
- 3.24 If anything, in this view, it is not the dark cladding which is bold, but the contrast of the new roof tiles on the large roof (already approved by the LPA), against the darker cladding. This contrast, particularly the lighter colour of roof tiling, as with the new roofs of any new dwelling, will fade over time.
- 3.25 It is also contended, as explored in the Planning, Design and Access Statement, and the response letter to the Urban Design Officer, that the Local Planning Authority are not averse to permitting similar contrasts elsewhere within the vicinity and further afield.
- 3.26 A very similar dwelling exists at 74A Hiltingbury Road, Chandlers Ford that also stands as a terminal vista from a side road, Lake Road, whilst also being sited next to an area of public open space where the 'wraparound' element of the cladding can be clearly seen.
- 3.27 Whilst this dwelling is at some distance to the site, the dwelling also lies in a very similar established residential area of detached dwellings, of predominantly brick and tile, most of which are sited in in good-sized plots. The area is almost identical in character to that

REBUTTAL OF REASON 1

of Southern Road. The Inspector is strongly encouraged to make a visit to this site in his travels to or from the site.

3.28 Google Earth photographs of this dwelling is included below.



3.29 There is no history of enforcement action or any request from the LPA for a retrospective application for the black cladding on this dwelling and it can be seen that, amongst the more common appearance of brick and tiled dwellings in the area, it does not stand out in any materially harmful way.



REBUTTAL OF REASON 1

- 3.30 If anything, this dwelling is known in the Chandlers Ford neighbourhood (the agent lives in this neighbourhood) as a landmark where one knows where to turn left or right into Lake Road, or as the black-clad house just before the local neighbourhood shops, or the black-clad house at the top of the hill, next to the open space. But it is not considered as either ugly or out of keeping with the area, even though the area predominantly consists of brick and tiled houses. It is simply an element of the normal diversity of an established residential area.
- 3.31 Likewise, whilst 25 Southern Road, as a replacement dwelling, is not similar to the dwelling that originally stood on this site, there is no reason to conclude that the new dwelling with its dark cladding will not assimilate into the 'new' street scene, as neighbours become used to its altered form and colour and even proposed the same treatment for their own homes.
- 3.32 The planning point is whether the colour of the cladding is 'materially' harmful to the character of the area. Even if some harm is concluded (which is not contended), the assessment is required to include a judgement of whether such harm is material in a planning context, such that this colour of cladding should never be used in an established residential area with homes that consist mainly of brick and tiles.
- 3.33 It is worth asking whether it is simply the unexpected change in colour over that originally permitted, that has caused the LPA such consternation.
- 3.34 In established residential areas, it is contended that alterations, modernisations and cladding using materials in shades of black, grey or white is both common and acceptable as these shades mimic the hues commonly found in nature (e.g. the white or grey of the sky, or the dark green or black in dense vegetation).
- 3.35 More materially harmful colours might be considered as the primary colours of bright blues, yellows or reds which are not found in nature on any large scale, except perhaps for residential locations by the sea. In this situation it is common to see muted blue and green shades in cladding and these work well.
- 3.36 It is also important to point out that the Urban Design officer demonstrate a 'preference' for the lighter colour cladding. However, a 'choice' in colour was not part of the S73 application and the LPA should have decided upon the application in front of them, rather than refuse the application on the basis of a preference for a previously approved colour.
- 3.37 It is part of the character of an established residential area that colours of dwelling can often change though painting, new rendering, new roof tiles. It is also important to note that, contrary to what was written in the officer report, a simple change of colour must be assessed to be a 'material alteration' before planning permission is required. In the officer report, the officer referred only to the Class A (extensions) conditions within the General Permitted Development Order (GPDO), to state that any materials that do not match the original dwelling will mean that a planning application would be required. However this part of the GPDO is not applicable to all alterations to a dwelling.
- 3.38 Finally, the appellant offered to further landscape the frontage boundary to soften what the LPA considered to be harmful. In contrast to the officer report which suggested that the existing hedge along the site frontage had been removed, this hedge remains.
- 3.39 However, the appellants were willing to provide additional landscaping along the frontage including trees if required. A very derisory comment from the Urban Design officer suggested that, by offering a landscaping scheme 'upfront', the appellant was attempting to hide unacceptable development. The response letter

REBUTTAL OF REASON 1

clarified that this was not the case, but that all landscaping in an established residential area softens the appearance of that area, and that trees and shrubs were as much part of the urban street scene as buildings. No heed was taken of this response.

- 3.40 The appellants remain willing to provide a landscaping scheme and a management plan for such, and would have no objection to a planning condition on this basis, were the appeal to be allowed.
- 3.41 As such, it is contended that the change in materials from pearl grey cladding to the as-built anthracite colour is NOT materially harmful to the character or appearance of the area or the street scene and therefore in accordance with Local Plan Policy DM1.
- 3.42 Rather, the darker cladding complements the existing materials used in the area taking from the existing dark structures in the area such as fencing, tarmac, dense shrub and tree cover, tree trunks and other infrastructure as per the requirements of the Quality Places SPD.
- 3.43 Finally, in taking account of the adopted character appraisal for the area, the resulting new dwelling remains more in-keeping with the predominant materials recorded in the area (brick and tiles) than the original dwelling on this plot which used green and salmon pink render.

4 CONCLUSION

CONCLUSION

- 4.1 Policy DM1 requires development not to have an unacceptable impact on the character and appearance of the area and to take full and proper account of the context of the site.
- 4.2 In considering the adopted Character Appraisal for the area, the appellant considers that full and proper account was taken of the site when considering the acceptability of the darker cladding. There is no requirement for a particular colour of materials in this guidance and the strength of character of the dwellings in the road is considered only moderate rather than strong.
- 4.3 The appellant contends that the darker cladding is not materially harmful to the character and appearance of the area and is, in fact, more in keeping with the predominant materials of the area (recorded in the Character Appraisal as brick and tiles) than the original dwelling, with its green and salmon pink rendered walls.
- 4.4 The darker cladding also integrates well into the street scene and reflects the darker hues of other structures and tree cover in the area. The 'street scene' is considered to be a sum of 180 degree moving, kinetic views, rather than a snapshot from one point of public vantage.
- 4.5 The Quality Places SPD requires materials to respect and complement the colour of existing materials in the area. Importantly it does not require those colours to be replicated. The darker colour complements the existing shades found in the area, not just on built form, but also in the dark shades of dense landscaping etc.
- 4.6 The recessive colour of the cladding is considered to reflect a natural diversity found within suburban/urban areas. The colour is not considered so harmful such that it should never be used on other dwellings in the area. It is not a bright red, blue or yellow, which could potentially be considered to be harmful in the street scheme.
- 4.7 The offer to the LPA of frontage landscaping was a genuine attempt to soften what the LPA, rather than the appellant, considered to be harmful. It was not offered in an attempt to 'hide' the dwelling, as the Urban Design Officer suggested, but to provide planting which is a natural and common element of a suburban landscape. The appellant remains willing to provide such a landscape plan.
- 4.8 Finally, the LPA has permitted, or not enforced against, many buildings with darker cladded elements. The example in Hiltngbury Road, Chandlers Ford is considered the most similar and the Inspector's attention is drawn particularly to that dwelling, as its position is so similar, and it lies within a similar established residential area. Whilst this dwelling does not necessarily set a precedent, consistency in decision-making is a natural expectation and there are very few, if any, differences between the dwelling, the subject of this appeal and the Chandlers Ford dwelling.

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Approval of Details Reserved by Condition**

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

25

Suffix

Property Name

Address Line 1

Southern Road

Address Line 2

Address Line 3

Hampshire

Town/city

West End

Postcode

SO30 3ES

Description of site location must be completed if postcode is not known:

Easting (x)

447004

Northing (y)

113953

Description

Applicant Details

Name/Company

Title

Mr

First name

Joe

Surname

Martin

Company Name

Address

Address line 1

25 Southern Road

Address line 2

Address line 3

Hampshire

Town/City

West End

Country

Postcode

SO30 3ES

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling

Reference number

F/21/91036

Date of decision (date must be pre-application submission)

11/08/2022

Please state the condition number(s) to which this application relates

Condition number(s)

3 and 4

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Repor
Tree protection plan
Tree report
Materials for bricks,tiles, cladding and windows defined in report.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robert Narramore

Date

02/02/2022

**25 SOUTHERN ROAD,
WEST END,
SOUTHAMPTON,
SO30 3ES**

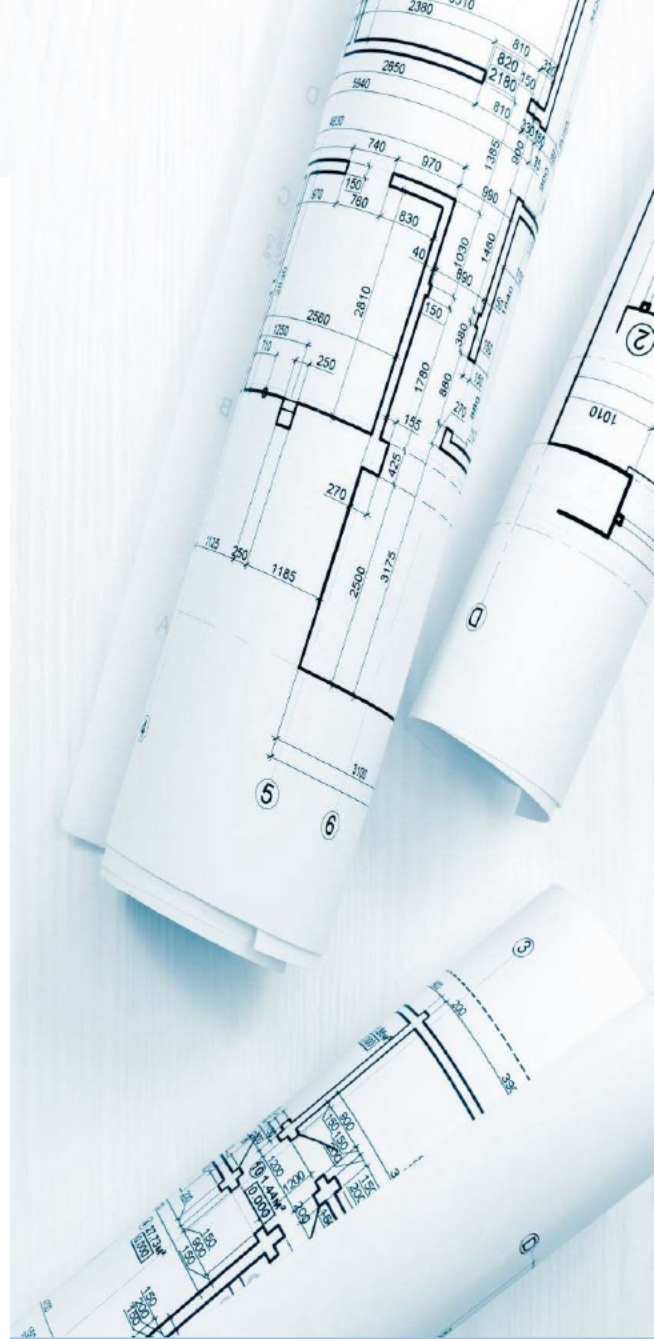
**Discharge of Planning
Conditions Application No
F/21/91036**

**Approval Date: -
12 October 2021**

FEBRUARY 2ND 2022

BPS Design Consultants Ltd

Authored by: Mr Robert Narramore IEng MICE



Scope

Additional information provided to discharge planning conditions.

Conditions

- 1 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

No further information required.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL/01, PL/02, PL/03, PL/04, PL/05, PL/06 REV A, PL/07

Reason: For the avoidance of doubt and in the interests of proper planning.

No further information required.

- 3 No excavation, demolition or development related works shall take place on site until an arboricultural survey, method statement and tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved documents must be adhered to in full and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

Report and drawing provided by Haydens Arboricultural Consultants
Drawing No 9289-D-AIA.
Report No 9289 – 25 Southern Road.

Both supplied as separate documents.

- 4 Notwithstanding the approved plans and details, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

Samples and details as below, samples can be delivered to council offices upon request.

Weatherboard cladding:

Hardie Plank in pearl grey – it's an engineered cellulose-fibre and cement composite. Link below for colours but I also have a small sample if needed to be supplied.

<https://www.jameshardie.co.uk/en/colour-design/colours/grey-colours>

Brick:

Wienerberger Colorado multi brick. Link below is the best photo I can find of the product (at Elliot) but I also have a sample if needed to be supplied. (may use blue brick at base like in photo below?)

<https://www.mpmoran.co.uk/colorado-red-brick-109104184>

Roof tile:

SIGa Sherwood clay plain tiles. Link below is the best photo I can find of the product (from potential roof contract - my friend) but I also have a sample if needed to be supplied.

Windows:

All windows in anthracite grey – been told I can get a small sample but would think a simple google would be enough to see what the colour looks like?

Guttering:

All guttering will be in black.

Indicative general look of finishes shown in picture below.



- 5 No additional or altered windows shall be constructed in the first floor elevations of the development hereby approved.

Reason: To protect the amenity and privacy of the adjoining residential properties.

No further action required.

- 6 The first floor rooflights on the side elevations of the replacement dwellinghouse and as shown on approved drawing no: PL/04 I shall be positioned at least 1.7 metres above the floor of the room in which they are installed.

Reason: To protect the amenity and privacy of the neighbouring residential properties.

No further action required.

- 7 The development shall be carried out in accordance with the specifications in the European Protected Species License and the recommendations for mitigation and enhancement as set out within the submitted Ecological Assessment Report by ABR (v 2.0, September 2021).

Report complied with BAT License confirmed and on place and report being implemented.

- 8 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings. 9 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

No further action required.

- 9 -No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

No further action required.

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

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Site Location

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Number

25

Suffix

Property Name

Address Line 1

Southern Road

Address Line 2

Address Line 3

Hampshire

Town/city

West End

Postcode

SO30 3ES

Description of site location must be completed if postcode is not known:

Easting (x)

447004

Northing (y)

113953

Description

Applicant Details

Name/Company

Title

mr

First name

Joe

Surname

Martin

Company Name

Address

Address line 1

25 Southern Road

Address line 2

Address line 3

Town/City

West End

County

Hampshire

Country

Postcode

SO30 3ES

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling

Reference number

F/21/91036

Date of decision (date must be pre-application submission)

12/10/2021

Please state the condition number(s) to which this application relates

Condition number(s)

04

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

02/02/2022

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

23/02/2023

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

condition 4 external cladding

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Hardie Plank - Anthercite Grey

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robert Narramore

Date

23/02/2023

**25 SOUTHERN ROAD,
WEST END,
SOUTHAMPTON,
SO30 3ES**

**Partial Discharge of
Planning Condition No 4
Application No F/21/91036**

**Approval Date: -
12 October 2021**

FEBRUARY 23RD 2023

BPS Design Consultants Ltd

Authored by: Mr Robert Narramore IEng MICE



Scope

Additional information provided to discharge planning condition No 4 relating to cladding only as client has installed an alternative colour to that originally approved.

Condition

- 4 Notwithstanding the approved plans and details, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

All materials have been approved but since approval the weather cladding has been changed from Hardie Plank – Pearl Grey to Hardie Plank - Anthracite grey to match the windows.

Colour watches below to show comparison: -



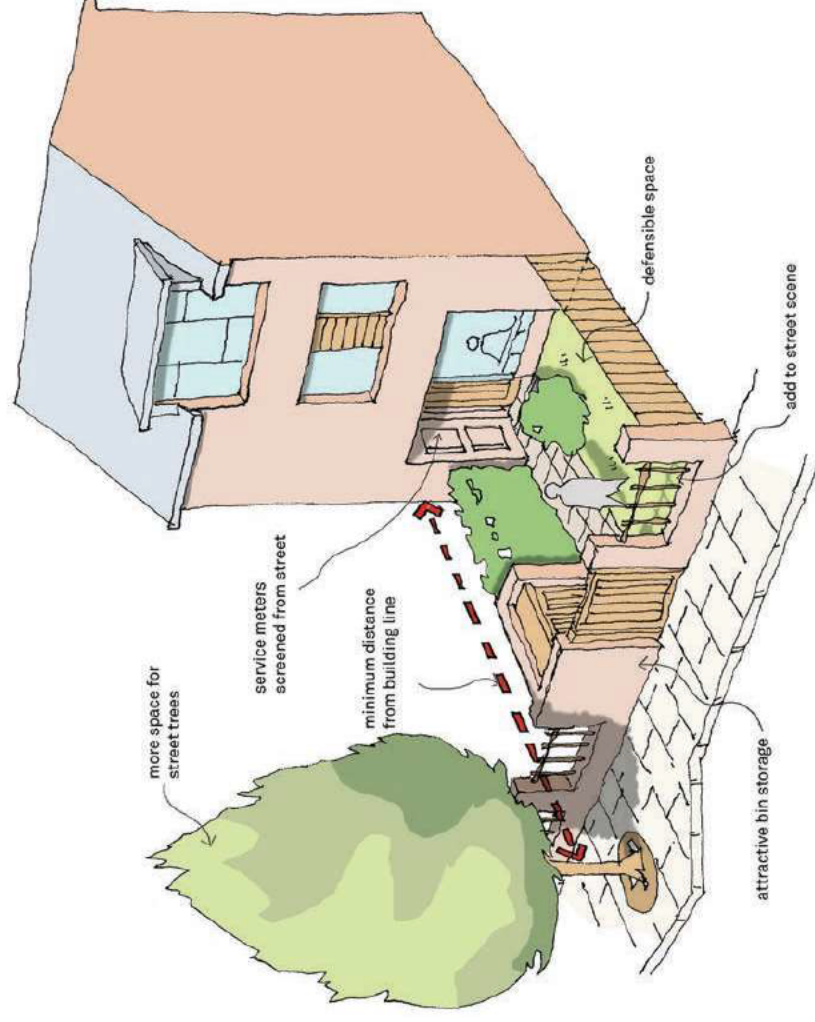
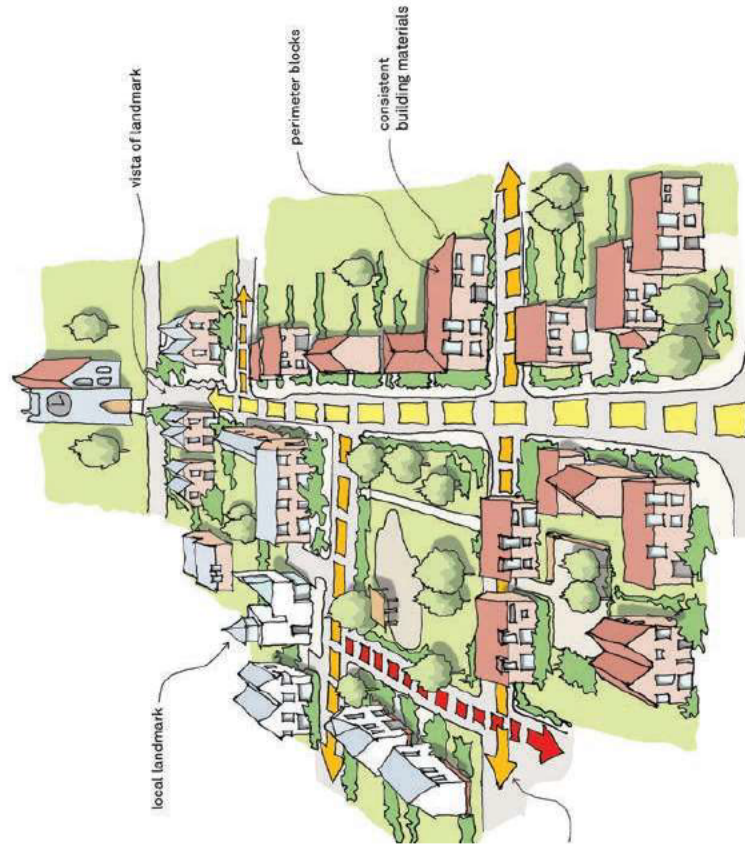
Pearl Grey



Anthercite Grey

[Approval is sort for this change only.](#)

[In the local area there is no consistency with finishes, it is a complete mixture, so there is no fixed form.](#)



Preface

Title of Document:

Quality Places Supplementary Document

Purpose of the Document

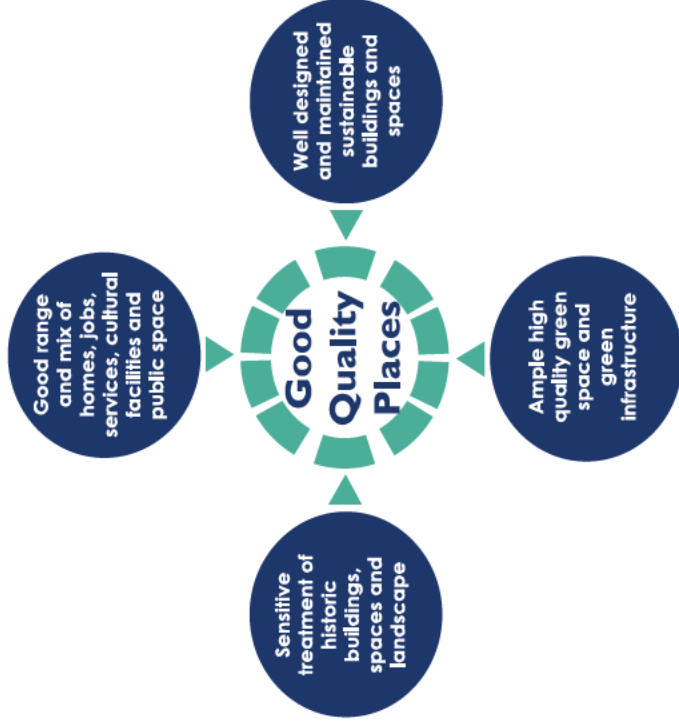
This document provides detailed guidance in support of the Local Plan Policy 59.BE which relates to the design of development buildings and spaces in Eastleigh Borough.

The PUSH Quality Places Charter

Eastleigh Borough Council is committed to creating good quality places. As part of its commitment in October 2010 the Leader of the Council, along with the Leaders of all the other authorities in the Partnership for Urban South Hampshire (PUSH), signed the PUSH Quality Places Charter.

A quality place has a number of essential components which are identified in the PUSH Quality Places Charter diagram fig1.

Fig 1: Extract from PUSH Quality Places Charter



This Supplementary Planning Document provides guidance for all those involved in creating new buildings and spaces in the Borough of Eastleigh. Good urban design is an essential part of our plans for delivering high quality sustainable development. New development should respect, enhance and create places which are attractive and of real quality. New places should connect to local facilities by effective sustainable transport.

New development should be designed to meet the practical, everyday needs of residents, visitors and employees. Layouts and spaces which provide safe streets and pedestrian routes, convenient and well-integrated parking and carefully sited refuse facilities raise the quality of life for everyone.

Attractive homes and places of work or leisure that are a pleasure to live in, visit or work in with beautiful streets, gardens and open spaces should be created. New homes should be built to last, have enough space to meet the requirements of modern living and be adaptable as people's needs change through life.

This document clearly outlines the criteria by which all development proposals will be assessed, from one house to the largest estate or commercial project. A variety of examples show how design problems may be solved, applying best practice in urban design to deliver the sustainable, attractive and safe places we need. By following the guidance and working closely with our design and planning officers everyone involved in delivering new development will find the process of achieving planning permission a positive and rewarding experience.

Keith House

Leader of Eastleigh Borough Council



at street level. The same principles apply to these structures as to the primary roofs.

A Design & Access Statement should accurately show on elevation drawings and sections (or in three dimensions):

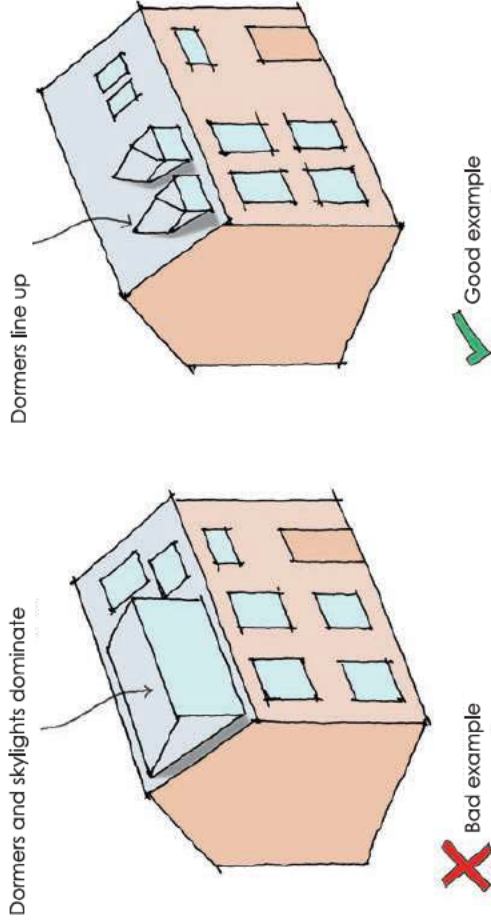
the shape, height, and slope of the roof.

Roof Extensions to Existing Buildings, (Including Dormers)

Changes to the shape of a roof need to be carefully considered. In the case of semi-detached properties or streets with very uniform roof design, significant alterations to the roof are generally unacceptable.

Dormer windows can be difficult to incorporate into a roof without adversely affecting the appearance of the dwelling and the street, and might not always be appropriate. A dormer should not dominate the roof, but should complement the existing features of the house in terms of proportion, size, position and detailing. They should line up with the existing windows, and be kept well away from the ridge and edges of the roof in order to provide a visual frame. A number of small dormers

Fig. 69: Appropriate scale of dormers and skylights



may be preferable to a single larger one.

Where extra headroom is not required, roof lights offer a simple, economic method of lighting the roof space. They should not protrude significantly from the roof profile and should be evenly spaced. They are best kept as small as possible so as not to dominate the roof.

Materials

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.

- The Council supports the principle of the re-use and recycling of construction materials and the use of locally-sourced materials for reasons of good sustainability. The use of FSC or similarly certified sustainably sourced timber is also encouraged.
- Prefabricated elements which lead to substantial waste savings, quicker construction and better building performance, Modern Methods of Construction (MMC), will be supported as long as they are robust and the visual quality is not compromised, particularly where buildings address the street.
- In conservation areas and for prominent or listed buildings, the type and colour of mortar can have a significant impact on the perception of development and should be considered when choosing materials.

Existing buildings:

When considering extensions to existing buildings, the materials used in an extension should match or complement the existing dwelling in terms of type, colour and texture. Changes in appearance as a result of weathering should be taken into account when selecting bricks and tiles. It may be worth considering re-using tiles from the rear of the property for the front of extensions.

www.bre.co.uk/greenguide

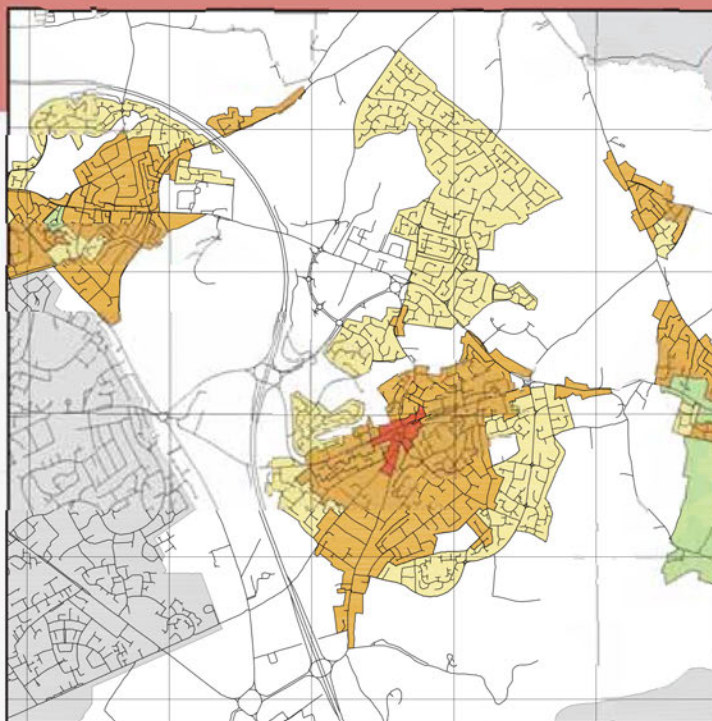
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

Character Area Appraisals

Hedge End, West End and Botley

SUPPLEMENTARY PLANNING DOCUMENT



**THE ADOPTED
DOCUMENT**

JANUARY 2008

URBAN CHARACTER AREA APPRAISALS
HEDGE END, WEST END AND BOTLEY

SUPPLEMENTARY PLANNING DOCUMENT

**ROGER EVANS ASSOCIATES
FOR EASTLEIGH BOROUGH COUNCIL**

JANUARY 2008

This document is one of four Character Area Appraisals produced by Roger Evans Associates Limited in collaboration with Eastleigh Borough Council in 2007. Each of the Appraisals is a Supplementary Planning Document and was informed by feedback from a public exhibition and Area Committee review.

For further information and copies please contact:

Head of Regeneration and Planning Policy

Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh, SO50 9YN

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1	HEWEB character areas plan (A3 pullout, section 3)
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1. INTRODUCTION

1.1 Purpose

The purpose of this urban character area appraisal is to provide guidance to development control staff and prospective planning applicants to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps to retain the character that gives each area its identity.

The guidance covers small-scale development within the existing urban areas of the Borough, but does not apply to comprehensive redevelopment as this will be covered by other documents within the planning system. The guidance should not be seen as a means of preventing well-designed development. Neither is it intended to be used to identify potential development sites, although the work will be useful in supporting future urban capacity studies.

1.2 Relationship to the Local Development Framework

This report will be adopted as a Supplementary Planning Document (SPD) in the Eastleigh Borough Local Development Framework and will support the Chandler's Ford and Hiltingbury Character Areas SPD adopted by Eastleigh Borough Council in January 2005.

The appraisal should be considered in relation to policy 59.BE of the Eastleigh Borough Local Plan Review (adopted May 2006) on the promotion of good urban design.

This policy states that development proposals will need to:

'Take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention'.

The following policies from the Local Plan Review should also be given particular consideration in relation to the report:

- Policy 179.LB - Old Bursledon Special Policy Area;
- Policy 183.LB - The Aviary Estate Special Policy Area;
- Policy 184.LB - Special Policy Areas in Campbell Road (Eastleigh) and Crowsport (Hamble); and
- Policy 175.LB - Buildings of Local Importance.

1.3 Consultation

In line with the requirements of PPS12 and the Eastleigh Borough Council Statement of Community Involvement, this report has involved active public participation through public exhibitions carried out for each of the four local areas. The public concerns identified at these exhibitions were then used to inform the final version of the report. The consultation process also involved consideration of the appraisal by the four Area Committees before and after the public exhibitions.

1.4 Area of study

The area covered by the urban character area appraisals includes the towns of Eastleigh and Hedge End and the villages of Bishopstoke, Fair Oak, Horton Heath, West End, Botley, Bursledon, Hamble and Netley. These settlements are grouped into four local areas which are each covered in a separate report.

The main commercial centres of Eastleigh, Hedge End, West End and Fair Oak are excluded from the report, as are all Conservation Areas, these being reviewed separately by Eastleigh Borough Council. However, the Old Bursledon Special Policy Area is included in the appraisal.

1.5 Report structure

Following on from this introduction, Section 2 of the report outlines the methodology used to complete the urban character area appraisal. Section 3 then sets out a brief history of the key settlements in the local area as a context for the appraisal and identifies the principal generic development types found in the areas. This section also defines the character area boundaries and sets out how this report should be used by development control staff and prospective planning applicants to guide future development. Section 4 forms the main output of this appraisal and provides the detailed and summary character area appraisals respectively.

2. METHODOLOGY

2.1 Approach

The approach applied to the urban character area appraisal combines traditional townscape analysis with both urban morphological and route structure analysis. The appraisal uses the key attributes and characteristics listed in **Annex A** which were identified on the basis of emerging best practice.

Unlike the Chandler's Ford and Hiltingbury study, the scope of the Eastleigh urban character area appraisal was not restricted to a number of specially selected areas. Instead, a comprehensive approach was taken in which the aim was not to say that some areas are special and others are not, but to say what makes each area distinct and give guidance on how to accommodate change in each.

The approach also recognises that some areas have a distinct identity because they have a characteristic mix of features. The urban character area appraisal therefore aims to identify not only the more uniform character areas, but also those which are valued for their diversity.

The appraisal was carried out in five key stages:

- data review
- desktop analysis
- field survey
- characterisation and guidance
- consultation and revision

2.2 Data Review

Data sources used in the urban character area appraisal included Ordnance Survey maps, GIS layers, aerial photographs and historic maps.

2.3 Desktop analysis

Desktop analysis was principally undertaken using OS 1:2,500 maps, aerial photography and historic maps. This step in the process involved the consideration of higher level attributes and characteristics including:

- land use
- route structure
- route geometry (street/block pattern)
- street place type
- patterns of plot series and plots
- plot types

Further attributes noted included:

- relative location: central, corridor, intermediate or peripheral
- position relative to principal lines of movement
- position relative to topography
- period of origin
- uniformity/diversity
- size
- rarity

The result of the desktop analysis was the identification of draft character areas and generic character types. Character areas were outlined on the OS base and a tabular pro-forma filled out for each area setting out the defining characteristics at this level.

Interim review

The draft maps and descriptions were presented to Eastleigh Borough Council for initial review prior to the field survey and more extensive workshop review.

At this stage the character areas which had been identified were divided into two levels for analysis. Those character areas which covered large estates dating from the 1970s to the present day were designated for summary descriptions only, as their layout and density was deemed to limit the potential for future infill development. The remaining character areas were designated for detailed appraisal.

2.4 Field survey

The field survey provided an opportunity to check the draft character area boundaries identified in the desktop study, investigate the characteristics at a more detailed level, and make judgements about the perceptual aspects of the areas.

The field survey was carried out by walking selected streets within each of the draft character areas and completing pro-forma sheets (**Annex B**). The pro-forma sheets included the attributes listed above that could not be covered through the desktop analysis. These included:

- Street details and materials

- Frontage features and materials
- Dwelling and plan type
- Storey height
- Façade
- Roof form
- Architectural language and detailing
- Materials
- Perceptual aspects

Photographs were taken to illustrate the areas and accompany the written descriptions.

In addition, in order to further refine the basis for evaluating the different areas, initial judgements were also made about the strength of character based on the range of different features that define an area and the extent to which they are represented on the ground.

The summary quantitative measures were also compiled at this stage. This was done by taking measurements from a representative sample of examples from each character area and stating the measures as a typical range rather than a fixed single dimension.

Workshop review

A review of the draft work provided an opportunity for Eastleigh Borough Council to actively comment on and discuss the draft character area boundaries and descriptions and make recommendations for revisions and/or refinements based on their knowledge of the area.

2.5 Characterisation and guidance

After completing the revisions to the character area boundaries the plans, photographs and description tables for each of the character areas covered at detailed level were compiled. Based on this information, guidance principles for each of these areas were then produced, identifying the key features to be retained, respected or enhanced.

The different elements were then compiled into a separate colour A4 report for each of the four local areas covered by the urban character area appraisal.

2.6 Consultation and revision

Presentation to Area Committees

A presentation to the Area Committees was prepared in consultation with Eastleigh Borough Council. This provided an opportunity for Committee members to discuss the results and recommend any revisions and/or refinements.

Public exhibitions

After making the revisions to the report identified at the Area Committees, exhibition panels were prepared summarising the results of the character area appraisal.

As with the presentation to the Area Committees, the public exhibitions allowed for active input on the boundaries of the character areas and the key area characteristics.

People attending the exhibition were also encouraged to make their own judgements regarding the most appropriate approach to change and to state which areas they value most and for what reasons.

People were particularly encouraged to make judgements on strength of character by identifying key positive and negative features for each of the character areas. These judgements were used in conjunction with the field survey results to assess the range of key features found in each area against the number of each kind. The results of this evaluation were then used to determine the strength of character for each area and a broad approach to the evaluation of new development.

Review and revision

A further review session provided the opportunity to examine the results of public exhibitions and come to a consensus on the character area boundaries and descriptions.

The character area boundaries and descriptions were revised based on the results of the workshop review. The final draft appraisals were then presented to each of the Area Committees for adoption.

3. CONTEXT

3.1 The appraisal area

The character areas covered by this appraisal are shown in Figure 1 and are allocated the character area code HEWEB. The appraisal includes the town of Hedge End and the villages of West End and Botley. The appraisal excludes the commercial centres of Hedge End and West End and the Botley and Orchards Way Conservation Areas.

3.2 Development history

As highlighted in Section 2, the approach adopted in this urban character appraisal has combined traditional townscape analysis with urban morphological and route structure analysis.

Route structure analysis is particularly important with regard to understanding the development history of the settlements in this area, as certain route structures can usually be associated with specific periods of development and their typical characteristics.

The route structure analysis used in this report is based on the following route structure types:

Main thoroughfares - routes connected at one or both ends to a settlement centre i.e. a core providing at least three attractors such as a pub, church or post office.

Secondary thoroughfares - routes connected to main thoroughfares at both ends.

Local thoroughfares - all other routes connected to thoroughfares at both ends.

Loops - routes that are connected at both ends to the same route.

Multi-headed cul-de-sacs - routes that are connected to a thoroughfare at one end only, but still offer a choice of routes.

Cul-de-sacs - routes that provide no other route choices and must be exited via the point of entry.

These types are distinct in character both because of their position in the hierarchy of routes and because of their correspondance with other aspects such as levels of movement, period of origin and associated built development.

The rest of this section provides a brief history of the key settlements covered in this report.

West End

The historic core of West End developed along the main route linking the village with Botley to the east. In the last thirty years there has been significant growth to the north of the village, adjacent to the M27. There has also been significant development to the west of the A27. As a result, West End is now joined by continuous urban development with Southampton.

Hedge End

The core of the town of Hedge End dates from the early 18th century. It is located on what was originally the main thoroughfare between Bitterne and Botley at the point where it intersects with the two main thoroughfares running to the south west. Until 1863 development within the settlement was restricted to a few cottages. However, with the

enclosure of Botley Common the settlement began to expand. During the inter-war/immediate post-war period the settlement expanded incrementally along and between the main thoroughfares to the west and south-west of the town. However, since the 1960s the town has experienced substantial growth. Most recently there has been significant development along the south eastern fringe of the town and to the north in Wildern.

Botley

The historic core of Botley is located immediately to the west of the River Hamble at what was originally the intersection of the main thoroughfares linking the settlement with Bitterne and Fair Oak. The village obtained a charter for a market in 1267, but there has been a settlement there since the 10th century. During the first half of the 20th century development was largely restricted to incremental growth along the two main thoroughfares running through the village. However, during the 1960s and 1970s a number of large estates based on loops and cul-de-sac route structures were constructed to the north west of the village centre.

3.3 Character types

Using the townscape, urban morphological and route structure analysis techniques described in section 2, it is possible to identify a number of generic character types which are common to the development of the settlements described above. These character types are set out below and were principally used to help identify the character areas at desktop level.

- A Victorian linear cores - terraced, semi-detached and detached development on main and secondary thoroughfares.
- B Large Victorian to present day detached development set in large plots on main, secondary and local thoroughfares.
- C Victorian terraced and semi-detached development on regular or skewed grids.
- D Inter-war/immediate post-war linear expansion - semi-detached development along main, secondary and local thoroughfares.
- E Inter-war to present-day linear expansion - detached development on main, secondary and local thoroughfares.
- F Inter-war/immediate post-war estates - terraced, semi-detached and detached development on loops and cul-de-sacs.
- G Inter-war/immediate post-war estates - terraced, semi-detached and detached development on interconnected networks.
- H 1960s/1970s terraced and semi-detached and detached development on loops and cul-de-sacs.
- I 1960s to present day detached (multi-family) development on main, secondary, local thoroughfares, loops and cul-de-sacs.

J 1970s to present-day terraced, semi-detached and detached development on loops and cul-de-sacs (areas of this type are covered at summary level only).

K Other character types.

3.4 How to use this report

Guidance

Section 4 of this report provides the detailed and summary appraisals for the HEWEB character areas shown in Figure 1. A glossary of the terminology used in this section is provided in **Annex C**.

For each of the detailed character areas a series of guidance principles is provided based on the data obtained from the site surveys. This guidance forms the key outcome of this report and has the principle aim of helping development control staff and prospective planning applicants ensure that new development serves to retain the character that gives each area its identity.

Where character areas are consistent with Special Policy Areas, the key policies have been included in the guidance section along with any additional principles identified in the character area appraisal. The character area appraisal is intended to supersede the freestanding Special Policy Area documents. However, **Annex D** provides a summary of the original document for each of the Special Policy Areas covered in the appraisal.

In the use of this report, it is important to recognise that the guidance does not prescribe hard and fast rules on the design of new development, or preclude new

development in the majority of cases. For example, where future development may have an impact on a key feature, it cites the need to maintain the *importance* of that feature, but does not seek to retain the feature in its exact present state.

It is also important to recognise that the principles identified in this appraisal are intended as guidance only. Each individual development proposal should be carefully considered on its own merit.

Description tables

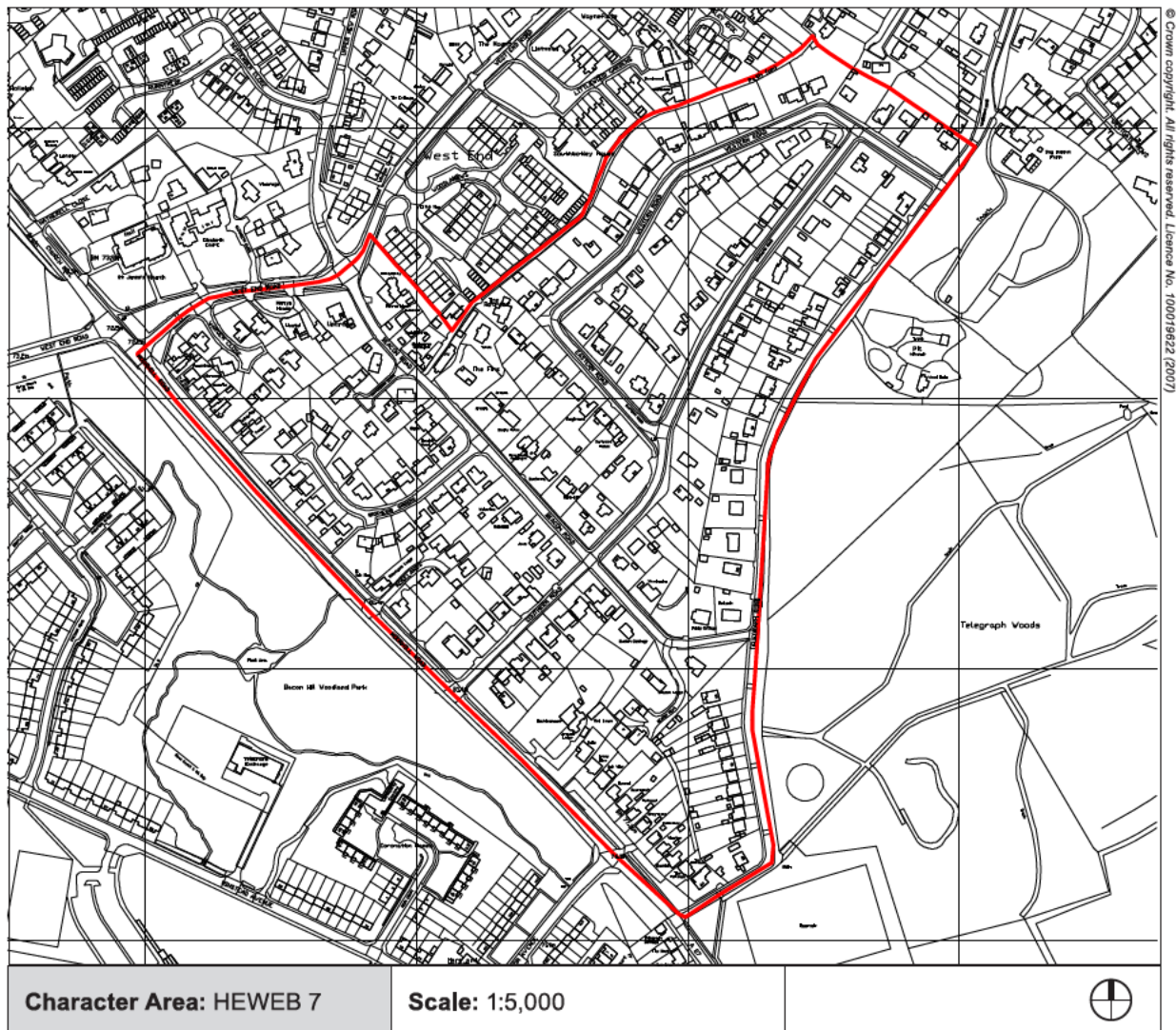
Section 4 of this report also provides a description table for each of the detailed character area appraisals.

These tables identify the characteristics of each area for a selection of key criteria ranging from neighbourhood level down to the design of individual buildings. A brief explanation of these criteria is provided in the table template in **Annex E**.

The purpose of this table is to effectively provide development control staff and prospective planning applicants with a design code for the make-up of each character area which can be used to ensure that new development retains the character that gives each area its identity.

In particular, the table should be used to obtain the more detailed information required to implement the guidance principles identified.

4 CHARACTER AREA APPRAISALS



GUIDANCE

- Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road.
- Retain the grass verges.

CHARACTER AREA: HEWEB 7	
NEIGHBOURHOOD	
General description	Type F/G. Inter-war/immediate post-war development on the south eastern edge of West End, off Moorhill Road and Telegraph Road. Fair condition.
Route structure	Interconnected network/loop/cul-de-sac.
Landform	Moderate slope down to north on Western Road and Southern Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-25m. Depths: 30-67m.
Position of building within plot	Detached. Front-on. Setback: 3-14m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mature broadleaved.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

CHARACTER AREA: LOCAL AREA CODE AND CHARACTER AREA NUMBER	
NEIGHBOURHOOD	
General description	Period, position within settlement and condition. Identification of specific planning policies or designations.
Route structure	Route structures as identified in Chapter 3.
Landform	Location of settlement cores relative to landform/watercourses. Topography within character area.
Non-residential uses	Other uses where significant i.e. shopping precincts as opposed to corner shops.
STREETS/SQUARES	
Features	(excluding tree cover) e.g. grass verges, islands etc.
Tree cover	Level of significance and type.
Spatial enclosure	Ratio of street widths to building heights. Separate ratios supplied where building heights vary across streets.
Nodes/landmarks/views	Type and location of node/landmark. Type, direction and location of view.
Parking	Level of significance and type.
Traffic	Level of significance and type.
PLOTS	
Dimensions	Widths and depths - fixed range provided based on a representative sample of examples.
Position of building within plot	Predominant orientation and relationship with adjacent buildings. Depth of plot frontages - fixed range provided based on a representative sample of examples.
Plot boundaries	Predominant front boundary type.
Parking	Level of significance and whether converted for use.
Planting	Level of significance and type.
BUILDINGS	
Period/type	Predominant period of construction and building type.
Storey height	Range based on representative sample.
Façade/roof form	Predominant building features and façade/roof form.
Facing materials	Predominant wall and roof materials.
OTHER FEATURES	
Further information and/or details of sub-areas with different characteristics from those of the main character area.	

Webb, Alex

From: Oliveira, Marta
Sent: 19 June 2023 10:45
To: Webb, Alex
Subject: X/23/95259 - 25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Hi Alex,

I have now had the opportunity to look to the application above and my comments are as follow:

- The application is to allow a built Hardie Plank weatherboard cladding in an anthracite grey colour instead of the approved Pearl Grey.
- 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.
- 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 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 wouldn't 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 regards 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 shouldn't 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.

Marta Oliveira
Senior Urban Designer

Service Delivery - Specialist Services - Housing and Development

Ext.: 8032

Ms Alex Webb
Development Management
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07 July 2023

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Dear Alex

X/23/95259 – 25 Southern Road, West End, Southampton, SO30 3ES.

I am writing to formally respond to the consultee comments received from the Council's Urban Design Officer and would request that this response is taken into consideration in determining the above retrospective planning application.

The Urban Design Officer recognises that the materials chosen for a scheme should take account of the context of the site and should respect and complement the character and colour of existing materials used in the local area, if they are recognised as worth respecting.

As stated in 5.16 of the supporting planning statement, the Character Area Appraisal does not specifically mention specific material colours as a bespoke characteristic of the area and therefore it can be considered that the dark grey colour palette for the area is not so out of character as to be unacceptable.

It is the Character Area Appraisal that should guide the decision as to the appropriateness or otherwise of the colour of materials, rather than the subjective view of your Urban Design Officer.

Your Urban Design Officer states that, in isolation, the anthracite grey colour would not be a problem but suggests that, in its context, it has an adverse impact on the street scene and is harmful to the character of the area. As already stated, the choice of colour (anthracite grey) does not contravene the Character Area Appraisal and therefore cannot be any more harmful to the character of the area than the permitted Pearl Grey or indeed the original dwelling's colour palette of salmon and green!

Indeed, the Case Officer's report supporting the original positive determination for the replacement dwelling states:

"The appearance of a more modern dwelling in this site, would be countered by existing mix of age and design of developments within this stretch of the street scene, and the immediate vicinity comprising a mix of detached, semi-detached properties and bungalows."

A comparison of the three colour schemes is provided below to demonstrate the lack of harm.



Your Urban Design Officer suggests that the lighter colour would integrate better onto the street scene and would make a more positive statement to the terminal vista. However, as can be seen from the above, the almost white 'pearl grey' would appear as stark within the street scene as do the existing white rendered dwellings. The proposed anthracite grey, on the other hand, has a naturally recessive appearance within the street scene, by nature of its darker colour.

The proposal to plant additional trees at the front of the property is designed to replicate the softening impact of landscaping on the previous salmon and green coloured dwelling (see photograph above). Your Urban Design Officer's dismissal of my client's offer to further landscape the site as an attempt to 'hide' the dwelling ignores the reality that the visual impact of all dwellings in an established suburban area are often softened by garden planting, which is the case in Southern Road. Such landscaping could be part and parcel of the proposal (if a landscaping plan is required, this can be provided at this stage) and will allow this dwelling to nestle itself within the established street scene. It is common practice to include such landscaping in order to allow a development to better integrate itself into an established street scene that already includes such landscaping.

Your Urban Design Officer accepts that the anthracite colour would be acceptable on a smaller area of the dwelling, but seems particularly concerned with the fact that the cladding wraps around to the side elevation. However, a 'wider angle lens' is required in this consideration. In kinetic, 180 degree views from the street, this wraparound element is only seen for seconds in the overall street scene as it is hidden by a very large tree, as shown in the photograph contained within the planning, design and access statement. It appears that undue account has been taken of one view from a side road (Eastern Road), in which the wrap around element cannot even be seen. In this particular view, the smaller areas of cladding that the Urban Design Officer prefers, are indeed, what is in evidence.

It is of note that the LPA considered a similar application at 11 Upper New Road, West End (reference H/22/92276) to be acceptable, which includes a similar, 'wrap around' arrangement of dark cladding atop brick work, as shown below.



There are numerous appeal decisions that have been allowed by the Planning Inspectorate, in relation to the colour of materials, accepting that new colours within a mixed street scene do not necessarily detract from that street scene. I attached one such appeal decision (APP/R3705/W/19/3225313), where the Inspector states:

"I agree with the Council that where dwellings are rendered this is mainly coloured cream or white but I do not find that where other finishes have been used they detract from the street scene. On the contrary, in this non-uniform street, pockets of individuality provide diversity and interest which enhance the character and appearance of the area."

The Inspector goes on:

"Nevertheless, whilst a cream or white finish might be in keeping in New Street, as argued by the Council, I am not convinced by the evidence that other finishes or colours at the appeal dwelling would fail to harmonise with or enhance the varied street scene."

In essence, the planning inspector found that a variety of finishes to dwellings provides diversity and interest which enhances the character and appearance of a suburban area and that differing colours and finishes harmonise with and enhance an existing varied street scene.

In another appeal (APP/C4615/D/21/3280254), also attached, the Inspector states:

"Whilst the entire frontage of the appeal property has been rendered, the scale of the dark tile roof slope, which partly extends down to above the ground floor, reduces the massing and starkness of the white rendered elevation, and therefore its prominence. The rear elevation is similarly broken up by the roof of the ground floor projection and large rear dormer. The area rendered is therefore limited."

The Inspector goes on:

"As such the rendered finish does not detract from the character and appearance of the appeal property, and in the context of the varied street scene, does not appear out of place or incongruous."

It is contended that the proposed anthracite grey finish of the cladding does not cover the whole of the building and is also broken up by the form of the dwelling. It provides acceptable diversity and interest whilst harmonising and enhancing the street scene. As such, it neither appears out of place nor incongruous.

To emphasise this point, as well as the examples stated in the supporting planning statement, there are numerous other examples of developments approved by the LPA or on appeal featuring dark-coloured cladding, some of which are located within the Council's defined Conservation Areas, where arguably, the impact on the character of the area is more of an issue.

Such examples include;

- Chalcot, York Road, Netley Abbey, SO31 5DD (ref APP/W1715/W/20/3265379). There are no other examples of charred larch black cladding in the area.



Land to the rear of Hamblewell (ref F/18/83292 – appeal allowed). This site is in the Old Bursledon Special Policy Area, the designated Countryside, the Old Bursledon Conservation Area and immediately adjacent to a Grade 2 Listed Building. There are no other examples of dark clad dwellings in the area.



- Corner of Church Lane / Bridge Road, Bursledon (photo below). As a corner site the extensive black cladding could not be more prominent.



The assortment of different coloured dwellings is nowhere better exemplified than in Victoria Road, Netley where the assortment provides diversity and interest to the area that is greatly valued. There is nothing to be gained from insisting on a pearl grey as opposed to an anthracite cladding colour.



I note that your urban design officer's comments regarding the boundary fence but as this fence is not the subject of this planning application, the comment should be disregarded. It is also evident that, contrary to the comments received, such fences are common in the area, in any case.

I trust the above response will be considered and that it will be determined that the proposed anthracite grey finish does not cause any material planning harm to the mixed character of this established suburban area and, indeed, as one of many appeal decisions demonstrate, further enhances and diversifies the mixed character of the area. Certainly, there is no detracting from the mixed suburban character of the area.

Yours sincerely



Louise Cutts BA(Hons) DipTP MRTPI
Director
Wessex Planning Ltd



Appeal Decision

Site visit made on 20 September 2019

by K E Down MA (Oxon) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 November 2019

Appeal Ref: APP/R3705/W/19/3225313
13 New Street, Baddesley Ensor, CV9 2DW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
 - The appeal is made by Mrs Charlotte Knott, Rockwarm Insulation Ltd against the decision of North Warwickshire Borough Council.
 - The application Ref PAP/2019/0054, dated 28 January 2019, was approved on 5 March 2019 and planning permission was granted subject to conditions.
 - The development permitted is "Provision of cream insulated cladding panels to front of property".
 - The condition in dispute is No 3 which states that: "The finished render colour/type of cream Permarock Silicone Ultra K Palazzo 180 will be maintained".
 - The reason given for the condition is: "In the interests of the amenities of the area and the building concerned".
-

Decision

1. The appeal is allowed and the planning permission Ref PAP/2019/0054 for cream insulated cladding panels to front of property at 13 New Street, Baddesley Ensor, CV9 2DW, granted on 5 March 2019 by North Warwickshire Borough Council, is varied by deleting conditions 1, 2 and 3.

Background Information

2. In January 2019 external wall insulation (EWI) was installed at the appeal property. The Council advised that planning permission was required for EWI to the front elevation because previously this had not been painted or rendered and retained the original red brick finish. A planning application was submitted for the provision of cream insulated cladding panels to the front wall. As part of the supporting information details and a sample of the cladding were provided.
 3. Planning permission was granted on 5 March 2019. There is no dispute that the cladding used is that specified in Condition 3. However, the appellant considers that the wording of Condition 3 would prevent the current or a future occupier of the appeal dwelling from changing the colour or type of the cladding without express planning permission.
-

Main Issue

4. There is one main issue which is the effect on the character and appearance of the appeal property and the surrounding area if Condition 3 was deleted to remove the requirement to maintain the existing colour/type of render.

Reasons

5. The appellant contends that Condition 3, in effect, removes permitted development rights to paint a building or clad a dwelling, as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 and that this is unnecessary and unreasonable because such rights have not been removed from other dwellings in the street. The appellant points out that the exact same cladding may not be available in the future and that a future occupier may, in any case, wish to change the colour of the cladding.
6. The appeal property is a modest, semi-detached, early 20th century house set behind a small front garden enclosed by a low red brick wall. It has a bay window at ground floor under a tiled canopy that continues across the pair of dwellings. The attached pair is similar but has not been rendered, retaining the original red brick finish.
7. The street as a whole comprises other dwellings of a similar age and style to the appeal dwelling, arranged in semi-detached pairs and short terraces, together with detached and more recent additions of various sizes and design. There is no common building line but most dwellings have small front gardens. The dwellings are predominantly of red brick although the bricks are not uniform. A number having been partly or wholly rendered. The majority of these have a cream or white finish but there are also examples of pebble dash, other cladding and other colours. There is a general store and a large red brick building housing a social club near the appeal dwelling.
8. Overall the character of the street is one of harmonious variety with red brick as the dominant external material. I agree with the Council that where dwellings are rendered this is mainly coloured cream or white but I do not find that where other finishes have been used they detract from the street scene. On the contrary, in this non-uniform street, pockets of individuality provide diversity and interest which enhance the character and appearance of the area.
9. The Council points out that the appearance of buildings is a material planning consideration that applies universally and not only in the case of Conservation Areas or Listed Buildings. I agree. Nevertheless, whilst a cream or white finish might be in keeping in New Street, as argued by the Council, I am not convinced by the evidence that other finishes or colours at the appeal dwelling would fail to harmonise with or enhance the varied street scene.
10. It is therefore concluded on the main issue that there would be no materially harmful effect on the character or appearance of the appeal property or the surrounding area if Condition 3 was deleted to remove the requirement to maintain the existing colour/type of render. In consequence, Condition 3 is not necessary and its deletion would not conflict with Policy NW12 of the North Warwickshire Local Plan Core Strategy, 2014, or Section 12 of the National Planning Policy Framework (2019) which, taken together, expect new development to improve a settlement's character, appearance and

environmental quality through being visually attractive and sympathetic to the local character and history.

11. The Council suggests that Condition 3 is reasonable because the appellant specified the product in the original application and was represented by an agent. However, specifying proposed materials and finishes in an application is commonplace but the requirement, through a planning condition, for the retention and/or maintenance of those materials and finishes is not justified unless there are sound planning reasons. The Planning Practice Guidance (PPG) makes clear that conditions should be kept to a minimum and must satisfy the six tests which include being necessary and reasonable. Moreover, it makes clear that even a condition suggested by or agreed to by the applicant should not be used unless it satisfies the six tests.
12. The Council also suggests that because there is a procedure for dealing with any need to vary the terms of the condition, through the submission of an application, the condition does not prejudice the appellant or future occupiers. I disagree. The requirement to submit a planning application is onerous and carries a cost. Moreover, the outcome cannot be guaranteed. If, in the absence of the condition, changes could be made to the property without an application then it appears to me that the condition is an encumbrance which in this case is not justified.
13. The PPG advises that area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity. I consider that the same reasoning would apply where such freedoms are removed from one dwelling, as in this case, without a clear justification whilst others nearby continue to benefit.
14. I therefore conclude that Condition 3 is neither necessary nor reasonable and I shall delete it.
15. The appellant points out that Conditions 1 (commencement) and 2 (requiring the development to be carried out in accordance with the approved plans and design statement) were not necessary because the development had been completed prior to the grant of planning permission. The Council suggests in evidence that these conditions should now be deleted. I agree that they do not serve a planning purpose and I shall delete them from the planning permission.
16. For the reasons set out above and having regard to all other matters raised the appeal is therefore allowed and I shall vary the planning permission by deleting disputed Condition 3 as well as Conditions 1 and 2.

KE Down
INSPECTOR

Appeal Decision

Site Visit made on 25 October 2021 by B Phillips BSc MSc MRTPI

Decision by R C Kirby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 December 2021

Appeal Ref: APP/C4615/D/21/3280254

15 Lapal Lane North, Lapal, Halesowen, West Midlands B62 0BE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gary Tolen against the decision of Dudley Metropolitan Borough Council.
 - The application Ref P21/0291, dated 31 January 2021, was refused by notice dated 25 June 2021.
 - The development proposed is the insulation and rendering to front and rear of property.
-

Decision

1. The appeal is allowed, and planning permission is granted for insulation and rendering to front and rear of property at 15 Lapal Lane North, Lapal, Halesowen, West Midlands B62 0BE, in accordance with the terms of the application, Ref P21/0291, dated 31 January 2021 and the plans submitted with it.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The rendering to the front and rear has been completed and as such the appeal proposal is retrospective.

Main Issue

4. The main issue in this case is the effect of the development upon the character and appearance of the existing dwelling and surrounding area.

Reasons for the Recommendation

5. Lapal Lane North is part of a wider residential suburb located to the east of Halesowen. The road and wider area are mostly characterised by detached properties of similar scale but varied design. The properties are mostly finished in brick but there are some examples of part render finish, for example at No 2 Lapal Lane North and to the mock Tudor properties opposite the appeal property. There is also variety provided by some tile hanging, for example to the dwelling next to the appeal site at No 17 and the differing-coloured brick used in the wider street.

6. Whilst the entire frontage of the appeal property has been rendered, the scale of the dark tile roof slope, which partly extends down to above the ground floor, reduces the massing and starkness of the white rendered elevation, and therefore its prominence. The rear elevation is similarly broken up by the roof of the ground floor projection and large rear dormer. The area rendered is therefore limited.
7. As such the rendered finish does not detract from the character and appearance of the appeal property, and in the context of the varied street scene, does not appear out of place or incongruous.
8. I conclude that the development does not harm the character or appearance of the existing dwelling or the surrounding area. There is therefore no conflict with Policy ENV2 of the Black Country Core Strategy (2011), Policies S6 and L1 of the Dudley Borough Development Strategy (2017), or the advice set out in the Dudley Planning Guidance Note (No 17) House Extensions Design Guide, which collectively seek to protect local distinctiveness and ensure development is responsive to local character and that of the original house. These policies and advice are consistent with the National Planning Policy Framework which requires at paragraph 130 that development, amongst other matters, are sympathetic to local character and establish or maintain a strong sense of place.

Conditions

9. Given that the development has been completed, no conditions are necessary.

Conclusion and Recommendation

10. There are no material considerations that indicate the proposal should be determined other than in accordance with the development plan. For the reasons given above, I therefore recommend that the appeal should be allowed.

B Phillips

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and, on that basis, I agree that the appeal should be allowed.

RC Kirby

INSPECTOR