

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Developer Services, Southern Water

Conclusion: No Objection to the proposal.

Hampshire Highways

Conclusion: No Objection to the proposal. Subject to hard surface material provision condition and advisory note for dropped kerb permission.

Officer comment: Hard surface materials provision condition to be added regarding the driveway/ car parking space and advisory note regarding revised dropped kerb.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highway matters

(i) Principle of development

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

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

7.3 The proposed works include the addition of a new window, serving first floor bedroom, to the west side elevation, rendered brick infill to three existing windows on the east side elevation, in addition to minimal size alterations of several existing windows. Additionally, the proposed internal works would result in reducing the existing garage depth to expand the kitchen area and creating an access to the patio and garden through French doors with glass panels on the north elevation. The design and material of the proposed windows and doors would be coherent with the existing ones on the property. Therefore, these works are considered to be in keeping with the context of the main dwellinghouse and the character of the area and would not adversely impact the streetscene.

7.4 the proposed works also comprises the replacement of the garage pitched roof and the low gable roof on the west side fronting Burwood Grove with an extended flat roof with a rooflight. The flat roof plan would be aligned with the extruded garage forming a new porch to the proposed new main entrance on the west side. The French glass doors would be replaced with a timber door and glass panels marking the new entrance. These works are considered to result in a limited and acceptable impact on the street scene, by virtue of the limited single storey scale of design and the existing screen provided by the mature hedges at the front of the property.

7.5 Additionally, the proposal would result in an overall change to the exterior design of the dwellinghouse which comprises of K-Rend render finish to replace the existing pebble dash finish on all elevations of the dwelling and black fascia boards to replace the existing decorative fascia board. It is noted that Tournerbury Lane and Burwood Grove are characterised by a visual variety within the streetscene in terms of elevations finishes. The proposed render would have a light and subtle colour instead of the pebble dash, matching several existing properties in the area. These works are considered to be of high quality design and are deemed to be an improvement to the main dwellinghouse as well as in keeping with the character of the surrounding area.

7.6 The scheme also involves a new hardstanding area at the front area on the west side of the property, which would provide two car parking spaces. Hampshire highways have been consulted in this regard and these matters are addressed in section 4 of the planning consideration.

7.7 It is noted that the proposal would result in the removal of the existing chimneys at

roof level. However, these works fall under permitted development thus would not be part of the planning consideration.

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

(iii) Effect on neighbouring properties

- 7.9 By dint of the appearance and the amount of works, as well as the location of the dwellinghouse, the proposed alterations would be highly visible from the public realm. The proposed render finish would be of an appropriate colour replacing the existing pebble dash which is not a common feature in the surrounding area. Considering the visual impact of the proposal, it is considered that the style, the colour and proposed exterior design would be more compatible with the neighbouring amenities than the existing. Also, the proposed works would involve alterations to the dwellinghouse which are mainly within the existing footprint. Therefore, it is considered that the proposal would not result in an overbearing or dominant appearance vis-à-vis the neighbouring properties.
- 7.10 On the north side, the proposed French glass doors would be at ground floor level. The doors would be facing an existing patio which is surrounded by thick and tall vegetation and the boundary line is marked by mature hedging. Therefore, the door would be mainly screened by the existing garden trees and hedging and would not adversely impact the neighbouring properties.
- 7.11 On the east side, all windows at ground floor level would be infilled and the light source would be provided by the proposed rooflights. Furthermore, the boundary between the application site and the adjacent property at No.25 is defined by a rendered brick wall of approximately 2 metres. Therefore, the proposal would improve the privacy between neighbouring dwellings and would not result in an adverse impact or visual effect on the neighbouring properties.
- 7.12 On the south and west sides, the application site is fronting two main roads being located at a corner. The proposed fenestration alterations at ground floor level would mainly be screened by the mature hedges forming a soft front boundary to the property. Though visible from the public realm, the proposed flat roof and alterations to the existing door on the west elevation are deemed appropriate and would not result in an adverse impact on the neighbouring properties.
- 7.13 It is noted that the proposed window for the bedroom on the first floor is going to be on a side elevation, however, as the elevation is fronting a main road and the opposite side neighbouring property is located on the other side of the road, it is considered that the proposed opening is sited at a sufficient distance to have any harmful impact on the neighbouring properties at No. 21 Tounerbury Lane and No. 28 Burwood Grove.
- 7.14 Considering the design, the location and the amount of works in the proposed development, it is considered that the proposal would not have any adverse impacts on the residential amenity of these neighbouring properties. Therefore, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the

properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highway matters

- 7.15 The proposal works would result in a revision of the existing dropped kerb and the creation of a new paved car parking space within the property. Taking into consideration Hampshire Highways comments and in accordance with the LPA recommendation, the proposed hard surface would be constructed with a porous material, therefore, would not result in an adverse impact on the highway.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties, the streetscene and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00398, subject to the following conditions:

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

20.337.PP105 REV B	Proposed Location and Block Plan
20.337.PE103	Location & Block Plans with Roof Plan
20.337.PE100	Existing Ground Floor Plan
20.337.PE101	Existing First Floor Plan
20.337.PE102	Existing Elevations
20.337.PP100 REV A	Proposed Ground Floor Plan
20.337.PP101	Proposed First Floor Plan
20.337.PP102 REV B	Proposed Elevations - West and North
20.337.PP103 REV B	Proposed Elevations - South and East
Agent email regarding door materials dated 14th July 2023	
Agent email regarding render materials and colour finish dated 11th September 2023	

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, hereby approved plans and submitted details, or shall match, in type, colour

and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed hard surfaces shall either be made of porous materials or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in the interests of highway safety/flood risk and having due regard to policies CS15, CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.