

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No comments received

Councillor Kenneth Smith

No comments received

Councillor Mark Inkster

No comments received

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: 5

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) Car Parking provision

(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 proposals would alter the appearance from the street by the hip to gable extension and addition of rooflights, however, the overall height would not be increased. The other extensions are to the rear of the site. Overall the proposals are not considered to have an unacceptable impact on the street scene or character of the area subject to control of the materials by condition/ further specification of the cladding material and colour.

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 visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed development would have some impact on no.20 Springfield Close, however the rear extension is not considered to be excessive in depth or height, and a small gap to the boundary would remain to retain the boundary fence. The rear dormer would result in some reduction in privacy compared to the current situation but windows would face directly to the rear -not considered to have an unacceptable impact. The applicant has confirmed that external chimney stack between no.18 and no.20 will remain but internally the chimney breast will be removed. Whilst not a planning consideration the applicant is advised that a party wall agreement is likely to be required prior to undertaking works and it is recommended that an informative is added to the decision notice to this effect.

The proposals would also have some impact on no.16 Springfield Close. Whilst no representation has been received from the occupier of this property, there is likely to be some impact on side facing windows/rooms from the hip to gable extension; however there is some gap between the properties and overall it is not considered that the proposal would result in an unacceptable loss of light or overbearing impact. It is not considered that the proposals would result in an unacceptable loss of privacy/overlooking impact on the occupier of no.16.

Whilst there would be a change compared to the existing situation, the rear dormer windows would be at a sufficient distance from the dwellings to the rear (approx 25m) that no unacceptable overlooking/loss of privacy would result.

- 7.5 Consequently, it is not considered that the proposal would have an unacceptable impact on the properties immediately adjacent to the application site 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) Car parking provision

- 7.6 The proposals would increase the size of the dwelling from a 2 bed to a 3 bed dwelling, thus 2 car parking spaces are required to accord with Council Standards.

The applicant has revised the proposals to indicate car parking spaces perpendicular to the road to be accessed from the current driveway, and has confirmed that a hard surfacing will be implemented. As such the proposal is considered to be acceptable having regard to policy DM13 of the HBLP (CS).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01112 for the following reasons/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:

P100 (Existing and Proposed Ground Floor Plans) received 05.03.21
P101 (First Floor Plan Proposed) received 05.03.21
P102 (Existing and Proposed Site Plans) received 05.03.21
P103 (Existing and Proposed Front and Rear Elevations) received 05.03.21
P104 (Existing and Proposed Side Elevations) received 05.03.21
P105 (3D Views) received 05.03.21
P106 (Block Plan/Parking Plan) received 05.03.21
P107 (Location Plan) received 05.03.21
Email to LPA confirming materials received 23.02.21

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as specified in the email to the LPA confirming materials received 23.02.21, 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 car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework.

- 5 Notwithstanding any description of materials in the application, prior to the installation of proposed external cladding, a full specification of the cladding to be used shall be submitted to and approved in writing by the Local Planning Authority to include the type, colour and texture of the material. Only the cladding so approved shall be used, in accordance with any terms of such approval.

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