

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling West Ward

No comments received.

Councillor R Raines - Hayling East

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) Flood risk

(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 first floor rear extension would not be readily visible from the street scene and it is considered its design would be in keeping with the main house.

7.4 A material planning consideration is that the first floor element of the proposals was

approved under APP/11/00929 but was not implemented and has now elapsed.

- 7.5 There would be a 1.45m increase in the depth of the existing conservatory but sited to the rear would not be visible from the street scene and is considered acceptable in any case.
- 7.6 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

- 7.7 Under permission APP/11/00929 it was considered that due to the separation distances from the neighbouring properties that there would be no adverse impact on their residential amenity as a result of the development.
- 7.8 In terms of impact on the amenities of neighbouring properties, whilst there would be a small increase in the depth of the conservatory, both the conservatory increase and the proposed first floor addition are considered acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable 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) Flood Risk

- 7.10 The site is contained within both Flood Zone 2 & 3. The applicant has not submitted a detailed site specific flood risk assessment as required under Policy CS15. However, the applicant has submitted the standard Environment Agency pro forma which states that floor levels will be no lower than existing.
- 7.11 The proposed first floor extension would not result in any increased flood risk and in this regard is considered acceptable. Whilst there would be a small increase in footprint of the existing conservatory, it is not considered that this in itself would increase flood risk nor increase flood risk elsewhere to any significant degree. Taking a proportionate approach, the proposals are considered acceptable in terms of impact on flood risk.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the visual amenities of the street scene and flood risk and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00252 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:

101A BLOCK & LOCATION PLAN

401A PROPOSED FLOOR

501B PROPOSED ELEVATIONS

402 EXISTING & PROPOSED ROOF

FLOOD RISK ASSESSMENT

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.