

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment 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: 26

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I note that my neighbours wish to lay some Composite Decking in their garden. My concerns are that decking has been found to attract rats, who shelter and nest under the decking. I spoke to my neighbour about my concerns, she told me she was aware of this,, but felt she could mitigate against any problem by laying a concrete base. I'm not convinced that a concrete base would solve the problem. Any decking suppliers would obviously play down any possible problems. I think it would be safer to lay an alternative surface.	Comment is noted however the applicant has confirmed the height of the decking would not exceed 30cm in height . For this reason the decking would not require planning permission and is therefore outside of planning control.

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

(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 This proposal comprises several alterations to the property including the removal of the rear bay window and replacment of this with bi-fold doors, the replacment of the rear elevation french doors and the change in materials including grey weathrboard cladding to the first floor to the south, noth and west elevations and a section of cladding to the eaves line to the east elevation. The ground floor would also be re-rendered in white k rend . The description also includes decking to the rear - it is noted the extent of this is not shown in the plans. The applicant has confirmed this would link to the rear doors and the height of this would not exceed the 30cm height allowed under permitted development. A site visit confirmed that the floor level is set low and therefore a low height decking is to be expected . The changes to the bay window and doors would be to the rear and outside of view from the public realm and are considered to be acceptable changes to the property. The addition of the grey cladding at first floor is also considered to be an acceptable change - whilst the majority of the properties in the cul-de-sac are rendered in white , it is noted another property is also rendered in the same road and the addition of further cladding at first floor level within the streetscene is not deemed to be harmful to the character of the area .

7.4 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

7.5 To the east of the applicarion site is no 8 Marlborough Park and to the west is no 10 Marlborough Park. To the rear of the site is no 21 Blenheim Gardens. The proposals are not deemed to result in harm to the amenity of any of these properties . As noted in paragraph 7.3 the decking would be set below 30cm so would not require planning permission and at this low height is not considerd to result in overlooking issues to surrounding properties.

7.6 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/23/00029

(A) 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:

99999-EL-P-0550-P01

PROPOSED ELEVATIONS

99999-PL-P-0100-P01

EXISTING AND PROPOSED FLOOR

PLANS

99999-ST-P-0000-P01

SITE LOCATION AND BLOCK PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.