

09/59612/006 - Revision to replacement dwelling approved under planning permission 05/59612/005. Removal of sloping skylights on the east elevation, replacement of circular opening skylight on the flat roof at first floor level with rectangular opening skylight, glazed infill panels on balconies and replacement of fixed windows on east elevation with casement windows and modification of the front access ramp., PERM,21/04/2009
APP/19/00129 - First floor front, rear and side extensions., REF,04/04/2019
APP/20/00412 - Proposed first floor front and rear extensions to include Juliet balconies; proposed lift., PERM,16/07/2020

3 Proposal

Proposed first floor front and rear extensions to include Juliet balconies; proposed lift. Revision relating to amendment to loft shaft as approved under APP/20/00412.

4 Policy Considerations

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
No comment

Councillor Clare Satchwell - Hayling East
No comment

Councillor I Scott Hayling West
No comment

Councillor Joanne Thomas
No comment

Environment Agency

No comment

Langstone Harbour Board

No comment

Natural England Government Team**NO OBJECTION**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Parking
- (v) 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.

- 7.3 There is existing planning history at this site which is relevant within the context of the current proposal. Much of this relates to proposed schemes and impact of these on Sinah House, the property immediately adjacent to the east of the application site. Applications 03/059612/001 and 04/59612/002 which comprised the demolition of the existing property and reconstruction at two storey level were both dismissed at appeal due to impact on porthole windows on the side elevation of Sinah House in the form of loss of outlook and light. An application was subsequently made under APP/19/00129 in 2019 which was for a different scheme, however included extensions at first floor level in close proximity to the windows at Sinah House. This was again taken to appeal and dismissed for the same impact on amenity as well as design not deemed in keeping with the existing property, resulting in a dominant visual appearance. An application was then made under APP/20/00412 for first floor extensions which was granted permission. This current proposal seeks to revise this permission to allow for an enlarged lift shaft.

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

- 7.3 This proposal comprises a revision to the lift shaft as approved under APP/20/00412. The revision includes an enlargement to the shaft from the approved 2.4 metres depth to a depth of approximately 4.4 metres. This proposal would be located towards the rear of the property (enlargement is proposed to the rear of the lift shaft already approved) and therefore not widely visible from the streetscene. To the north is Langstone Harbour which the rear of the site adjoins. The proposal is not deemed to be harmful to the setting of the harbour nor the general character of the surrounding nature due to the modest scale and appearance of the works.

- 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 application site is the neighbouring property, Sinah House. As stated in the 'Principle of Development' section of this report, there is existing history of appeal linked to impact on the port hole window to the side elevation of Sinah House. Whilst the development to the lift shaft would be sited on the eastern section of the roof, the increase in size as proposed is not judged to harmfully infringe upon light or outlook of this window. Impact on neighbour amenity is therefore deemed to be acceptable.

- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.7 The proposal would not result in any additional bedrooms, therefore additional parking allocation is not required.

(v) Flood risk -

- 7.8 This property is sited within Flood Zones 2 and 3. A flood risk assessment has been received stating that floor levels are to be no lower than existing and that flood proofing will be incorporated where appropriate.

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/21/00093 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 and location plan
110A Proposed site plan
410B Proposed floor plan
510B Proposed elevations

Reason: - To ensure provision of a satisfactory development.

- 3 At no time shall the flat roof area to the east of the second storey , accessed via the lift door hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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

- 4 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.