

Recommendation: **GRANT PERMISSION**

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Councillor P Bains - Hart Plain Ward

No comment

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: 59

Number of site notices: 1

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

- 7.3 This proposal comprises the replacement and raising of the roof by 150mm and the replacement of the pvc shiplap cladding with fibre cement cladding which is currently present above and below the window reveals on all elevations of the building and at varying levels . The proposed fibre cement cladding would be in a similar colour to match existing in a soft green,smooth finish and would follow the existing pattern of placement.
- 7.4 The increase in the height of the roof is not judged to have any significant impact upon the appearance of the building and the proposed alterations to the cladding are judged to refresh the presentation of the apartment block as the existing cladding appears worn and aged. The proposals are considered to renew the building and in turn brighten the surrounding area, in keeping with Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

- 7.5 It is judged that these proposals would not have any harmful impact on residential amenity. 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00789 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:

Materials confirmation email received on the 28.10.2020
Location plan received 17.09.2020
Site map DWG 01
22C Existing and proposed elevations
23B Existing and proposed roof plan
Design and Access Statement received on the 17.09.2020

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.