

Recommendation: **GRANT PERMISSION**

3 Proposal

Erection of part single storey, part two storey rear extension including increase in size of dormer window on east elevation with additional glazing. Erection of front extension including porch. Installation of first floor side window to west elevation and associated works. Weatherboard cladding to elevations. Resubmission of APP/20/00432.

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

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

Councillor Gwen Robinson
No comment

Councillor Mike Sceal
No comment

Councillor Peter Wade
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: 4

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

(i) Principle of development

7.2 The principle of development was established by Planning Permission APP/20/00432. Relative to the previous permission the current application relates only to the revised use of render as an external material.

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

7.3 The previous proposal comprised a mixture of brickwork and cladding to the front and rear elevations, brickwork to the side elevations and cladding to the dormer. This proposal includes render and cladding to all elevations. As cladding has already been approved under the previous permission, alterations to this are not taken into consideration as this could be altered under permitted development. The proposed use of the render in colour white, although somewhat stark in contrast to the surrounding properties which mainly comprise brickwork, is not judged to be overly harmful in appearance to the streetscene. There is no fixed uniformity to building materials in the surrounding area and therefore this is judged to be acceptable.

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 The proposed alteration to materials is not judged to have any impact upon neighbouring properties.

5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties.

7.7 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/20/01166

(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:

0001A Block and location plans

002A Floor plan approved under APP/20/00432

003B Floor plan approved under APP/20/00432

005B Proposed elevations

Reason: - To ensure provision of a satisfactory development.