

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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 alterations to the building are considered to be modest relating to a change from painted pea shingle to front elevation to smooth render to match the rest of the building, changes to balcony walls and railings and limited changes to windows and doors.
- 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 It is considered that the main impacts from the proposed changes would be to No's 11 and 15 Wittering Road. The first floor balcony has an existing wall around it shown as 1.1m high on the approved drawings under planning permission ref: APP/14/00248. The new proposals reduce the height of the wall to the first floor balcony by 1/3 with a glazed rail above. The second floor balcony would have a replacement glazed railing. It is not considered that these features would change the impact of the existing balconies on the neighbouring properties.
- 7.6 The fenestration alterations are limited. To the north-east (facing Wittering Road) there would be a replacement smaller garage door. To the North West (facing No.15) there would be no change. To the rear south-west elevation, a Juliet style balcony would be removed at first floor level and replaced by a window and at ground floor level there would be other modest changes. These alterations are not considered to increase impacts on neighbouring residents.
- 7.7 To the south east elevation (facing No.11) a ground floor obscure glazed window would be replaced by a clear glazed window. This window faces the flank wall of No.11 and is offset to an obscure glazed window in No.11. This relationship is considered acceptable.
- 7.8 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

- 7.9 It is noted that the existing garage is not accessible by a car and this would remain the case. The property is altered internally to become a 4 bed house from a 3 bed house. These changes in themselves do not require planning permission. The Havant Borough Parking SPD requires 3 spaces for a 4 bed unit and there is hardstanding to the front of the property that could accommodate 3 cars.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and on the neighbours residential amenities. It 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/20/00782

(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:

Location Plan Drawing No. 01
Block Plan Drawing No. 01
Proposed Elevations Drawing No. A102
Proposed Floor Plan Drawing No. A104

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.