

Recommendation: **GRANT PERMISSION**

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 The proposal is for a single storey front addition, new front porch, new mono-pitched roof over existing flat roof and render and cladding to all external elevations and would be visible from the public realm. The front extension is of a modest size with a width of 2.53 metres and depth of 1.64 metres with a mono-pitched roof to an eaves height of 2.3 metres and maximum height of 3.4 metres. It does not extend beyond the existing front elevation of the property and would be approximately 5.5 metres from the highway.
- 7.4 The open porch canopy has a depth of 1 metre, is 2.8 metres wide and has a pitched roof to a maximum height of 3.3 metres. The new mono-pitched roof would extend over the existing flat roof with a depth of 0.9 metres to a maximum height of 3.2 metres.
- 7.5 The new render is to be applied to the side and front ground floor elevations, with the cladding to the first floor front elevation. Properties in the immediate vicinity are of various styles with a mixed pallet and colour of external finishes and it is considered there would be negligible impact on the existing streetscene. It is judged the scheme would upgrade and enhance the external facade of the property.
- 7.6 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

7.7 Impact on 15 Winscombe Avenue - side/north

This property is situated to the north adjoining the application site. The new porch canopy has a modest depth of approximately 1 metre and is situated 3.6 metres from the boundary with this dwelling. The mono-pitched roof over the existing flat roof is of modest dimensions and whilst it abuts the boundary it is considered any resulting impact would be negligible.

- 7.8 The single storey front extension does not project beyond the existing front elevation of the property and is situated 6.6 metres from the shared boundary. It is acknowledged the new cladding and render would change the external appearance of the existing property, however the street scene is varied with a mix of property designs, styles and finishes. Any impact is therefore considered to be acceptable in planning terms.

Impact on 11 Winscombe Avenue - side/south

- 7.9 This property is situated to the south of number 13 and the front elevation is set back from the front elevation of number 13. There are no side windows in the southern elevation of the single storey front extension which is approximately 6.4 metres from the boundary with a further distance of 3 metres to the northern elevation of this property, which is 5.5 metres back from the front elevation of the application site. The porch canopy is a further 2.5 metres away from the boundary with this property.
- 7.10 The new cladding and render would change the external appearance of the existing property, although the street scene is varied with a mix of property designs, styles and finishes. Any impact is therefore considered to be acceptable in planning terms.

Impact on 12 and 14 Winscombe Avenue - opposite/east

- 7.11 There is a distance of approximately 23 metres between the front elevations of these properties and the front elevation of the application site, with the road in between. The proposed works to the front of the property are modest in nature, and whilst the new cladding and render would change the external appearance of the existing property, the street scene is varied with a mix of property designs, styles and finishes. Any impact is therefore considered to be acceptable in planning terms.
- 7.12 It is judged there would be no impact on the properties to the rear of the site.
- 7.13 Consequently, it is considered that the proposal is unlikely to appear out of character 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00605 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and proposed block plan
Existing ground floor plan
Existing elevations plan
Proposed ground floor plan

Proposed elevations plan
Proposed section plan
Details of external finishes in letter dated 17/07/20

Reason: - To ensure provision of a satisfactory development.