

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

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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

Arboriculturalist

This is a resubmission of works already approved and there don't appear to be any further changes which would affect the trees therefore no objection provided the work is carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan.

Councillor D Guest - St Faith's

Councillor J Branson - St Faiths

Councillor T Pike - St Faith's

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: 10

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 works have been designed to compliment the character of the existing house and whilst the works involve significant areas of white render, these either replace existing white painted brick work, or are at the rear where they are not in the public realm. 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

7.4 The property has a very long garden, and the main impacts relate to 7 Fourth Avenue and 71 Southleigh Road. In respect to No 3 Forth Avenue, this property lies to the east with its garden beyond, and the proposed works are not considered to impact this property. Regarding No 7, this property lies to the west, it is set back relative to the application property and has a drive to a rear garage closest the boundary. The extension has been designed with the single story element adjacent this boundary and the 2 storey element would be 2.9m from the boundary. Given the staggered siting of the dwellings, there will be some impact on the front windows of No 7, but not so great as to be detrimental given the relationship between buildings. As the guttering would overhang the boundary certificate B has been completed and notice served on No7.

7.5 The garden to No 71 Southleigh Road adjoins the eastern boundary of the application site and the proposed 2 storey extension would be 1m from this boundary. No 71 has a long rear garden and the extension is not considered to result in detriment. The only proposed first floor window in this elevation would be a high level obscure glazed bath room window

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.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and the proposal is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00513 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 PL01Rev A
Site plan PL02 Rev B
Existing plans PL03
Existing elevations PL04 Rev A
Proposed plans PL05 Rev E
Proposed elevations PL06 Rev C
Proposed elevations PL07 Rev D
Proposed sections PL08 Rev B
Arboricultural Impact Assessment and Tree Protection Method Statement-FWTC/211/AIA

Reason: - To ensure provision of a satisfactory development.
- 3 The windows at or above 1st floor level in the side (south-east and north-west) elevations of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 be as set out on the submitted forms and plans or 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.