

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summarised.

Comment	Officer Comment
- Should be rendered/painted to match the original property - Alternative materials inappropriate - Does not look like an extension - Looks nothing like the current property finish nor can it be rendered even by painting - Out of keeping to the area and unattractive	See Section 7.

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 This application seeks to use alternative external materials and roof tiles to the existing dwellinghouse. The applicant initially wanted to keep the extension non rendered or painted as the block work has a textured finish. Discussions took place with the applicant to paint the extension to match the existing side wall which is Magnolia. This was agreed by the applicant and the extension will be painted using a Dulux Exterior Masonry Paint with a textured finish. In order to reduce the impact of the mortar lines of the spilt face blocks, mortar would be added to paint on the mortar lines. This has been demonstrated on site and would be deemed acceptable in matching the existing side walls of the property. Therefore, the appearance of the proposal is deemed appropriate in the context of the main dwellinghouse and would not have an adverse impact on the character of the area. The small wall on the south elevation adjoining No.5 Westbrook Grove has been agreed to be painted to match the extension.

- 7.4 With regards to the finish of the extension roof, the applicant stated a 22.5 degree pitched was required. Samples of roof tiles were submitted to the Local Authority and an agreement was made to use similar roof tiles to match the existing kitchen extension. This would be Marley Ludlow Plus in an Old English Dark Red finish. This is considered to be appropriate to the context of the main dwelling house and would not have an adverse impact on the character of the area.

- 7.5 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

- 7.6 The principle of development has already been found to be acceptable by the grant of planning permission under APP/14/00092. The proposed materials would not have any adverse impact on the occupiers of the neighbouring properties.

8 Conclusion

- 8.1 The variation of Condition 2 of Planning Permission APP/14/00092 would have limited and acceptable impact on the neighbours and is therefore considered appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01113

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Elevations Plans and roofline version 4.0 received on 11 March 2014
Proposed Elevations Plans and roofline version 4.0 received on 11 March 2014
Site layout version 4.0 received on 11 March 2014
Reason: - To ensure provision of a satisfactory development.
- 2 Prior to the occupation of the extension, it shall be painted to match the existing property as per the email from the applicant dated 12 January 2020. The roof tiles shall match those set out in the applicant's email dated 19 February 2020.
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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north or south side elevations without the prior written approval of the Local Planning Authority.
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 2012.
- 4 The windows shown as high level windows within the northern elevation on approved Elevations Plan submitted on the 11 March 2014 shall have a minimum sill height of 1.75m above finished floor level.
Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the details shown on the approved plans, the full height window in the northern elevation of the extension hereby approved shall:-
(i) either consist of a single light fixed shut, or consist of at least two lights divided horizontally with only the top light being capable of being opened, and shall be maintained in that condition at all times; and
ii) 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 2012.