

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

I refer to your letter dated 3rd June 2020 and the detailed drawings viewed on the Havant Borough Council website concerning the above planning application. The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

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: 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
- (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 development would not involve the raising of the ridge height but will include the build up of the hipped roof section to a full gable end to the rear matching materials would be used. The proposal would also include a dormer to the front elevation with tile hung finish to match with the existing roof tiles. Overall, it is considered that the proposal would achieve a high quality design with well matched proportions and cohesive roof elements.

7.4 No. 54 has carried out works of a similar design to that of the proposal. It is considered that the design of the proposal would not have an adverse impact on the visual amenity.

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 Hayling Billy Trail is to the rear boundary of the property and is screened by a woodland area of trees and shrubbery, the impact upon this area would be minimal and acceptable.
- 7.7 The proposed front dormer would not result in encroachment into outlook from surrounding dwellings nor in loss of light or an overbearing impact. The proposal is therefore not considered to be harmful to the amenity of nearby occupiers and thus to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).
- 7.8 The rear gable up is not of a significant scale to impact either of the adjacent neighbouring dwellings, No.54 has a similar development, the introduction of the Velux windows on the side elevations would not create any additional overlooking or loss of privacy. Therefore the impact of the proposed development would be acceptable.
- 7.9 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

- 7.10 The proposal would result in the provision of an additional bedroom, however parking to serve the site would be 3 spaces (1 garage and 2 car spaces) and would therefore be in accord with the Standards set out in the Council's Parking SPD. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

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/20/00417 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:

Application Form - Received 28 May 2020

Existing Site Plan, Elevations and Floor Plans - Drawing no. 883601 Rev A -
Received 01 June 2020

Proposed Floor Plans, Elevations and 3D Visual - Drawing No. 8836 02 Rev A
- Received 01 June 2020

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.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces (including the garage) have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.