

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required in relation to the amendments being sought.

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: 13

Number of site notices: 1_

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highways

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. In addition the principle of development has been established by the previous permission APP/19/00408.

- (ii) Impact upon the character and appearance of the area

The site is highly visible from the London Road. This part of London Road comprises a variety of single and two-storey detached, semi-detached and terraced dwellings of varying designs. Whilst the proposal would be of a different design and form to the immediate neighbouring properties to the north and south of the site, its height and bulk would be compatible with the more overtly two-storey development which is evident in the immediate street scene. This proposed revised design is considered to be an improvement over the permitted design through simplifying the roof shape and form of the development. As such the overall size, scale, and massing of the development would not have a significant adverse impact on the character and appearance of the immediate and surrounding area, and would not be intrusive in the street scene to justify a reason for refusal on this issue.

Overall the design and appearance of the proposal is deemed appropriate in context to the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

The development by virtue of its size, scale and layout is not considered to have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight or overbearing impact. In removing the existing dwelling and outbuildings, which spread across the entire width of the plot and much of its depth, the development will restore a sense of space about the building relative to the neighbouring properties and create a greater sense of openness in the rear garden.

The application does include two dormer windows on the south elevation, and one on the northern elevation, which serve bathrooms. It is considered appropriate given the potential to overlook the adjoining neighbouring properties, that these windows are to be obscure glazed, which will be secured by an appropriate condition. These measures were secured in the earlier planning permission, and this S73 proposal gives rise to no new overlooking issues.

It is noted that no objections have been received to the application.

(iv) Impact on highways

The proposed development would retain the existing access drive, which provides 3/4 car parking spaces. The proposed development is for a 6 bed unit, and therefore the proposal would comply with the adopted car parking standards. In addition a turning area is provided to ensure that vehicles can egress to the highway in forward gear. As such the development is not considered to have a significant adverse impact on the safety or free flow of the highway network to justify a refusal. In addition this layout was permitted under the previous application.

v) CIL

The development is for a replacement residential dwelling and therefore CIL is liable. A draft liability notice has been sent in this regard, taking into account the existing floor space of the development. The applicant has applied for self-build exemption.

8 Conclusion

The scale, layout, siting and design of the proposal would not have a significant adverse impact on the character and appearance of the area, on the amenities of neighbouring properties or on highway safety 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/19/01108 subject to the following conditions:

- 1 The development must be begun not later than 13th June 2022
Reason: To comply with the requirements of Section 73 and 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:
Proposed Elevations Drawing No. CFA/FULL/01 received 11/11/19
Proposed Site and Location CFA/FULL/02 received 7/1/20
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building the windows on the north and south elevations (side elevations) at first floor shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be retained as such thereafter.
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.