

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.

Emerging Emsworth Neighbourhood Plan - The examiner's report was received on 6 January 2020. It concludes that, subject to a series of recommended modifications, the Emsworth Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum. This will take place alongside the local elections on Thursday 7 May 2020. As such at this time the Emsworth Neighbourhood Plan has limited weight in Decision Making.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Environmental Health Manager, Community Group

Thank you for consulting with Environmental Protection. I have evaluated the information provided by the applicant in respect of positioning and noise levels of the proposed air source heat pump and am satisfied that the unit, if installed as indicated on the plans, will not adversely affect the amenity of adjoining residential neighbours.

I have therefore no comments or objections in respect of this application.

Environmental Health Officer

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: 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) Environmental Health

(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 proposed development would involve a single storey rear extension, alterations to existing first floor dormer window to include a new pitched roof, replacement conservatory, including raised patio area and air heat pump unit installation.

7.4 The rear single storey extension would have a width of approximately 4.9 metres, a depth of 2.8 metres and a maximum height of 4.3 metres. The replacement conservatory would have a width of approximately 4.9 metres, a depth of 2.7 metres and a maximum height of approximately 3.3 metres. The raised patio would have a width of approximately 4.8 metres with a depth of 4.2 metres with a ramp.

7.5 The proposed development would use brickwork and plain concrete tiles to match the existing property. As a result it would be inkeeping with the context of the host dwelling.

7.6 The proposed works intends to modernise the existing property It is considered that the scale of the proposed development would be subservient to the host dwelling. .

7.7 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

7.8 There would be two roof lights to the front of the property which has been granted under reference APP/20/00070. It is noted there would be no other alterations to the front of the property.

7.9 On the western side of the property, the proposed replacement conservatory would have windows and the proposed ramp would have glass panels. This would be screened by mature hedging offset from the boundary by approximately 5 metres. As a result it is considered not to overlook any private amenity space of the neighbouring properties No. 1 and No. 1A Clovelly Road.

- 7.10 On the eastern side of the property the proposed replacement conservatory would have windows and the proposed ramp would have glass panels. This would be screened by an approximately 2 metre high brick wall. As a result it is considered not to overlook any private amenity space to the occupiers of the neighbouring properties.
- 7.11 To the rear of the application site there would be two pitched dormers as approved under reference APP/20/00070. There would also be a new pitched dormer with a door and two windows on the proposed rear extension at ground floor level. The replacement conservatory would have bi folding doors and windows approximately 0.8 metres above ground level with ramp access. Due to the existing screening along the sides and mature hedging to rear this is considered not to have an adverse impact on neighbour amenity.
- 7.12 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) Environmental Health

- 7.13 Environmental Health were consulted on this application and stated they would be satisfied that the unit, if installed as indicated on the plans will not adversely affect the amenity of the adjoining residential neighbours therefore there are no comments or objections in respect of this application.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00069

- 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 - KALO-0226-EX00
Proposed Ground Floor Plan - KALO-0226-EX01
Proposed First Floor Plan - KALO-0226-EX02
Proposed Second Floor Plan - KALO-0226-EX03
Proposed Front and Side Elevations - KALO-0226-EX04
Proposed Rear and Side Elevations - KALO-0226-EX05
Proposed Block Plan - KALO-0226-EX10 REV A
Air Source Heat Pump Spec dated 05-02-2020

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.