

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

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: 28

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are the next door neighbours to this property and support the application, which appears to be in keeping with the property and to enhance its appearance (which we can see from our first floor).	Comments noted

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 property is set back from the main road and is situated behind No. 45 New Brighton Road. The proposed works are to remove the existing plastic cladding and replace with oak shiplap boarding and to replace the existing garage door for oak framed double glazed doors, this will enhance the natural features of the existing dwelling and will enhance the visual appearance of the property.

7.4 The windows to the rear which are to be replaced will be like for like obscure glazing therefore this would not have no detrimental impact on the neighbouring properties to the rear.

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 neighbouring property at No.45 New Brighton Road is a two storey dwelling, the visual impact on this property will be enhanced by the proposed works, the property is a distance of approximately 18 metres from the part of the building which the works are to be carried out. Therefore the proposed works would not have a detrimental impact on this property.
- 7.7 The neighbouring properties to the rear No's 56 - 62 Christopher Way will not be impacted by the proposed works, the windows facing these properties will be replaced with like for like obscure glazed roof lights, therefore the impact on these properties will be minimal.
- 7.8 The neighbouring property to the west is a block of retirement flats along Horndean Road the proposed works will be visible, but will be more visually enhancing than the existing plastic cladding. therefore the impact upon these flats will be minimal.
- 7.9 The neighbouring property at No. 41 is partially screen by an approximately 3m boundary wall and therefore the impact upon this dwelling would be minimal and the proposed works would be more visually appealing than the existing plastic cladding.
- 7.10 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 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/19/00316 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 18 March 2019
Location Plan - Received 18 March 2019
Block Plan - Received 18 March 2019
Photo of existing Cladding - Received 18 March 2019
Existing and Proposed Floor Plans and Elevations - 18 March 2019
Existing and Proposed Elevations - Received 18 March 2019
Email confirming Materials to be used - Received 07 May 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 windows within the roofslope on the north elevation of the building shall:-

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. The larger window will remain fixed shut at all time and only the smaller window will be openable.

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 2018.