

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - No Objection

Councillor Julie Thain-Smith

No comment.

Councillor Lulu Bowerman

No comment.

Councillor R Kennett

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: 5

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) Flooding
- (v) Trees
- (vi) CIL
- (vii) 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 proposed development is of modern contemporary design. It is proposed to change the existing hipped roof into a barn hipped roof. This will be in keeping with the existing property and surrounding area.
- 7.4 The proposed extension and alterations will match the existing dwelling and comply to the surrounding 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 proposed development does not overlook any private amenity space, with a separation of 20 metres to all the surrounding properties. The balcony to the rear of the property which fronts Warblington road would not be materially harmful to neighbouring properties due to separation between the properties to the west due to existing mature trees along the boundary and any overlooking would be over the front garden not private amenity space.
- 7.7 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) Flooding

- 7.8 The application would be classed as a minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 7.9 The dwelling is within Flood Zone 1 although the southern edge of the site is within Flood Zone 2 and 3. The two storey extension to the front of the property looking north would not unduly increase the area of hardstanding at the site, or increase water run-off. Due to the minor nature of the front extension, which falls within Flood Zone 1, the development would be unlikely to cause or add to flood risk. The proposal therefore accords with Policies CS15 of the Core Strategy and DM25 of Local Plan (Allocations).

(v) Trees

- 7.10 There are two trees on the site, the subject of a Tree Preservation Order. The Council's Arboricultural Officer has been consulted over the proposal and has raised no

objection.

(vi) CIL

- 7.11 The proposed development does not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

(vii) Parking

- 7.12 The proposal would result in increasing the number of bedrooms from 3 to 5 and therefore 3 car parking spaces are required as set out in HBCPSPD. There is sufficient car parking on the site to accommodate 3 car parking spaces and therefore accords with the HBCPSPD.

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/19/00923 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:

Existing Block Plan - 19085-01
Existing Site Location Plan - 19085-01
Existing Roof Plan - 19085-01
Existing Ground Floor Plan - 19085-01
Existing First Floor Plan - 19085-01
Existing Front Elevation - 19085-01
Existing Rear Elevation - 19085-01
Existing Side Elevation (East) - 19085-01
Existing Side Elevation (West) - 19085-01
Existing Section A - 19085-01
Proposed Block Plan - 19085-02 F
Proposed Site Location Plan - 19085-02 F
Proposed Roof Plan - 19085-02 F
Proposed Ground Floor Plan - 19085-02 F
Proposed First Floor Plan - 19085-02 F
Proposed Front Elevation - 19085-02 F
Proposed Rear Elevation - 19085-02 F

Proposed Side Elevation (East) - 19085-02 F
Proposed Side Elevation (West) - 19085-02 F
Proposed Section A - 19085-02 F

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.