

Site Address: 6 Hamilton Close, Havant, PO9 1RP
 Proposal: Proposed cladding, rendering and fenestration and new roof over front porch and garage.
 Application No: APP/19/00558 Expiry Date: 30/07/2019
 Applicant: Mr Marsh
 Agent: Miss S Roberts Case Officer: Bee Crawford
 Critchley Architecture and Design
 Ward: St Faiths
 Site Visit Date: 12/07/2019

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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) 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 proposal is for a new roof over the existing attached garage and porch canopy, together with cladding to the front and part east elevation at first floor and render to the front ground floor elevation and eastern elevation of the property and garage and would be visible from the public realm. The new roof over the existing garage and porch would enhance the property and is of a cohesive design. It is noted other properties in the surrounding vicinity benefit from similar types of development.

7.4 The proposed new cladding and render would upgrade the external appearance of the property, covering the front and east elevations of the dwelling, providing an appropriate alternative to the existing materials. Whilst no other properties benefit from cladding, the external facades of other properties in Hamilton Close comprise of brick, render, painted panels and tile hanging of various colours. It is therefore considered the proposed pearl grey coloured cladding and chalk hill coloured render would not be incongruous within the existing street scene.

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 new roof to the garage and front porch is fairly close to the eastern boundary, it has a modest height of approximately 3.3 metres and pitches away from the property boundary. It would maintain the 0.6 metre distance to the boundary with number 7, with the garage of this neighbouring property immediately beyond. It is therefore considered any impact on this property would be negligible.
- 7.7 The new porch roof would be 4.5 metres from the western boundary and the neighbouring property sits forward of number 6. It is therefore considered the development would not have a harmful impact on this property.
- 7.8 The properties opposite the site are deemed to be a sufficient distance away for any effect to be minimal.
- 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 Whilst the conversion of the garage does not require planning permission, it would result in the loss of a parking space. However, it is considered there is sufficient parking provision to the front of the property to accommodate the three spaces required for a four bedroom property.

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/19/00558 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 19047-101O Location and block plan

Drg no. 19047-310A Existing elevations plan

Drg no. 19047-510A Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.