

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

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: 10

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

(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 visible from the public realm. Victoria Road consists of difference deigns of brick wall boundary treatments to the front of the properties which front Victoria Road and North Street. No.1 Victoria Road is a corner plot which fronts North Street and Victoria Road. The retrospective wall and fence is along the southern boundary and is of a good design and quality which enhances the streetscene and does not have a detrimental impact.

7.4 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

7.4 The neighbouring property opposite is No. 85 North Street and has a distance of 15 metres from the proposal, No. 85 also benefits from an approximately 1 metre

rendered wall to the front, the neighbouring properties along the southern elevation are of a distance of approximately 10 metres away, the proposal will have a negligible impact on this neighbouring properties.

- 7.5 The neighbouring property to the rear No. 3 Victoria Road is screened by single storey pitched roof garage therefore, the retrospective rendered wall and fence will have minimal impact on this neighbouring property.
- 7.6 The neighbouring property at No. 84 North Street would not be affected by the retrospective rendered wall and timber fencing along Victoria Road, the rendered wall to the front of No. 1 would not have any negative impact upon this neighbouring property.
- 7.5 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/19/00053 subject to the following conditions

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

Application Form - Received - 15 January 2019
Location Plan - Drawing No. 1708(AP)00.01 P01 - Received 21 January 2019
Site Location Plan Drawing No. 17082(RFT)00.00 DR A 0100 P01 - Received 15 January 2019
Existing Elevations - Drawing No. 17082(RFT)00.ZZ DR A 0300 P01 - Received 15 January 2019
Boundary Wall Drawings - Drawing No. 17082(RFT)00.ZZ DR A 1000 P01 - Received 15 January 2019

Reason: - To ensure provision of a satisfactory development.