

Recommendation: **GRANT PERMISSION**

Developer Services, Southern Water
Southern Water would have no objection to the above proposal.

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: 6

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 A history search of the property revealed that the property benefited from Permitted Development, therefore the proposed development could be carried out under Schedule 2, Part 1 Classes B and C without the requirement for planning permission.

7.3 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

7.4 The proposed dormer and 1No. rooflight is to be located to the rear of the property, and 3No. rooflights to be located on the roof slope to the front of the property, as stated above in Section 7.2 the proposed works could be carried out under Schedule 2, Part 1 Classes B and C without the requirement for planning permission.

7.5 Properties along the streetscene benefit from rooflights to the rear elevations and No.5 already benefits from rooflights to the front elevation therefore the installation of rooflights to the front and rear elevations would not have a harmful affect upon the streetscene.

7.6 The proposed dormer to the rear elevation is of modest size and would not have a harmful affected on the character of the area.

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 To the rear of the property is a 3 storey block of residential flats which are a distance of approximately 14 metres away, therefore the impact would be minimal.

- 7.9 The neighbouring property to the west No.10 is distance of approximately 22 metres away and therefore the impact on this neighbouring property would be minimal.
- 7.10 The 3No. rooflights to the front elevation would be visible to No.7 and would have a distance of approximately 16m boundary to boundary therefore the impact on this neighbouring property would be acceptable.
- 7.11 The neighbouring property No.6 is adjacent to the eastern elevation, it is accepted that the window within the rear dormer would result in an element of overlooking to the rear of No.6, however the application site is in an area of mid-high density where some overlooking have to be accepted.
- 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.

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/19/00401 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 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Reason: To protect the amenities of the neighbouring properties and to prevent over development of the property having due regard to CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 17 April 2019
Proposed Location and Block Plan - Drawing No. P001 - Received 20 May 2019
Existing Elevations - Drawing No. E002 - Received 17 April 2019
Existing Photo Views - Drawing No. E003 - Received 17 April 2019
Existing Floor Plan and Roof Plan - Drawing No. E004 - Received 17 April 2019
Proposed Elevations - Drawing No. P002 - Received 20 May 2019
Proposed Detailed Elevations - Drawing No. P003 - Received 20 May 2019
Proposed Perspectives - Drawing No. P004 - Received 20 May 2019
Proposed Floor and Roof Plans - Drawing No. P005 - Received 20 May 2019
Proposed First and Second Floor Plans - Drawing No. P006 - Received 20 May 2019
Proposed Cross Sections - Drawing No. P007 - Received 20 May 2019
Reason: - To ensure provision of a satisfactory development.