

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2014-2019), The Chichester Harbour Planning Principles (version 1.1 July 2017), and The Chichester Harbour AONB Joint SPD (May 2017).

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No Objection

Should the LPA be mindful to grant planning permission, the Conservancy suggests that the following stipulations are applied:

- schedule of materials to be as indicated on submitted application forms / to match existing

The proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

County Ecologist

The application is not accompanied by any ecological information and I have therefore carried out my own, non-exhaustive desk-based assessment using the application documents, online sources and recent GIS mapping. I am content that the site is likely to be of limited ecological value. The proposed works will entail disturbance to two flat-roofed uPVC dormers and a section of machine-cut modern roof tiles. I am happy that these features are not likely to support protected species. The site is within relatively close proximity to Chichester & Langstone Harbours

SAC, SPA and Ramsar and Chichester Harbour SSSI. The proposed demolition and construction works are sufficiently distant not to result in impacts to these sensitive sites.

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: 3

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 and AONB
- (iii) Effect on neighbouring properties
- (iv) Flood risk

(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 the removal of the existing front dormers, terrace and balustrade and a front roof extension with a new single dormer and a new ground floor bow window to the front elevation. The development would be visible from the public realm, although it does not project beyond the existing front elevation of the property and will be set back a minimum of 3 metres and a maximum of 9 metres from the highway with mature shrub screening to part of the front boundary.

7.4 The new dormer will be set in 0.55 metres from the edges of the roof and will be approximately 1.1 metres below the ridge height, which is similar to that of the existing dormers. Whilst the dormer is of a generous size it is in proportion to the existing dwelling and considering it is to replace the existing dormers, it would be judged inappropriate to now resist the proposal for its impact in street scene terms. Furthermore, the properties within the immediate vicinity are a diverse mix of styles and designs

7.5 Regarding the roof extension, there is no increase in the overall height of the property and it would project approximately 1.8 metres beyond the existing roof edge,

extending over the area of the existing front balcony. It is considered the proposal would upgrade and enhance the external appearance of the property.

- 7.6 Whilst the building is outside the AONB, the site does back onto the Chichester Harbour AONB. The development is considered to have a limited and acceptable impact on the character and appearance of this area and it is noted that no objections have been raised by Chichester Harbour Conservancy.
- 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 The application site is situated in a row of a series of detached dwellings with a varied building line. The property to the south west is situated forward of number 31 and the property to the north east is set back. The proposal does not extend beyond the existing side elevations or front elevation of the property, maintaining the existing distances to the property boundaries, and there are no windows in the sides of the new dormer.
- 7.9 The new dormer would fall within the 45 degree overshadowing zone of the closest dormer of the neighbouring property at 33 Wittering Road. However, the principle elevation of this property is set back approximately 7.5 metres from the front of number 31 and the existing dormers currently fall within this zone. It is therefore considered any additional impact would not be unacceptable. Furthermore, the existing front terrace is to be removed which would reduce overlooking to the neighbouring properties.
- 7.10 The properties opposite are deemed to be a sufficient distance away for any impact to be negligible.
- 7.11 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) Flood Risk

- 7.12 The site is in a flood zone 3, however there is no change to bedroom numbers and no increase in flood risk.

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/19/00063 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. 0017 100	Location plan
Drg no. 0017 101	Existing block plan
Drg no. 0017 110	Existing ground floor plan
Drg no. 0017 111	Existing first floor plan
Drg no. 0017 112	Existing roof plan
Drg no. 0017 400	Existing south-east and south-west elevations plan
Drg no. 0017 401	Existing north-east and north-west elevations plan
Drg no. 0017 201	Proposed block plan
Drg no. 0017 210	Proposed ground floor plan
Drg no. 0017 211	Proposed first floor plan
Drg no. 0017 212	Proposed roof plan
Drg no. 0017 450	Proposed south-east and south-west elevations plan
Drg no. 0017 451	Proposed north-east and north-west elevations plan

Flood risk assessment dated 24/01/2019

Reason: - To ensure provision of a satisfactory development.