

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: 2

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) Flood risk issues

(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 ground floor rear extension is to extend approximately 1.7m from the existing rear wall, and is to occupy the area below the decked rear first floor terrace. The submitted plans show the proposed materials are to match those used on the current dwelling and as such it is not considered that the proposed rear extension to the ground floor would have a detrimental impact on the character of the area.

7.4 The proposal includes the reinstatement of an external staircase to replace the previously unsafe wooden stairs to access the rooftop sundeck. The staircase will be galvanized metal and will be of a spiral design. Many of the properties within close proximity to the application site have been altered and extended, with a mix of first floor terraces and second floor extensions, and it is not considered that the addition of the replacement staircase would have a significant impact on the varied streetscene.

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 Due to the proposed locations of the alterations, it is not considered that any part of this proposal would have a significant impact on the occupiers of the property to the west. The property backs onto a nature reserve and will therefore there are no neighbouring properties to the east.

- 7.7 The proposed ground floor extension is to project approximately 1.7m to the east to be level with the existing first floor decked balcony. This extension will not project beyond the existing store/garden room and therefore will have no adverse impact on the occupiers of the property to the south in terms of overlooking or loss of light.
- 7.8 The property to the south is sited approximately 2.5m from the proposed extension, and the submitted plans show no windows are to be located in the northern elevation. It is not considered that in-filling the void space below the existing decked balcony would have a significant impact on the occupiers of the property to the north.
- 7.9 The proposed staircase will only be visible from the properties to the north and south. It is noted that many properties within Sandy Beach Estate have been altered to include first floor balconies and rooftop terraces. It is not considered that the replacement staircase would cause any additional impact in terms of loss of privacy.
- 7.10 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 issues

- 7.11 The proposal is to increase the size of the existing bedroom and bathroom and re-instate a staircase. As such it is not considered that the proposal would carry an additional risk to life in terms of flooding.

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/19/00102 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:
Design and access statement - received 31.01.19
Flood risk assessment - received 31.01.19
Existing site and location plans - A101
Existing ground floor plan - A102
Existing first floor plan - A103
Existing elevations - A104
Existing views - A105
Existing street elevations and site sections - A106
Proposed site and location plans - A107 (V1.1)

Proposed ground floor plan - A108
Proposed first floor plan - A109
Proposed elevations - A110 (V1.1)
Proposed views - A111 (V1.1)
Proposed street elevations and site sections - A112
Email from agent confirming staircase materials - received 21.03.19
Reason: - To ensure provision of a satisfactory development.

- 3 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.