

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
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

(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 works proposed at No 5 Post Office Road include the demolition of the existing outbuilding and the erection of a new outbuilding to accommodate a W/C, studio and workroom which has been confirmed shall be used as an office and for leisure use. The proposed development shall increase the scale of the existing outbuilding by a large amount and is proposed to be in a similar position to the existing and towards the rear of the application site. However, the proposed development shall be single storey in height with an eaves height of approx 2.4m when taken from the highest point on the proposed works which shall slope to the south. The site itself is also able to accommodate the proposed development with a minimum 1 metre set off from the west and north boundary which is considered to ensure that the development would not appear visually dominant nor over-bearing within the plot. The development, therefore, is considered to be acceptable.

7.4 The works shall be positioned to the rear of the dwellinghouse and shall be mostly screened by No 5 itself and set away from the highway by approx 28.5m which shall reduce the visual dominance of the development further. Following a site visit it is also acknowledged that there are large scale outbuildings present within the garden spaces along Post Office Road and therefore the works are considered to not look significantly out of place nor out of character to the area. The visual impact caused as a result of the development is therefore considered to be limited and acceptable.

7.5 Materials are proposed to match that of the existing dwelling which shall be conditioned as part of the decision and is considered to be acceptable.

- 7.6 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

- 7.7 The works from being single storey in height and set away from the shared boundaries of the neighbouring properties would ensure that the development results in a limited impact to the surrounding neighbours and it is noted that no letters of objection were received in respect to the scheme.
- 7.8 The dwellinghouse to the rear of No 5 (No 3 Richmond Gardens) shall be set away from the proposed development by approx 12m when taken from the rear elevation of the neighbouring property. This would reduce the visual dominance of the development from No 3 which would be improved further due to the proposed development being positioned on a lower level of land than No 3. In addition to this it is considered that the 1.8m timber screening between the properties would ensure that the majority of the development is not able to be viewed from No 3. No windows are proposed within the rear elevation of the outbuilding and therefore privacy levels are considered to be maintained between the properties. The impact caused is considered to be acceptable.
- 7.9 A window is proposed within the west side elevation of the outbuilding in a similar position but to a larger size than the window in the side elevation of the existing outbuilding. Therefore a modest impact is already established. Although the proposed works shall bring development in closer proximity to No 4 Post Office Road the development shall be set away from the neighbour by approx 1.2m which combined with the screening between the neighbours would reduce the visual appearance and bulk of the development and ensure that privacy levels are not significantly impacted. The outbuilding shall also be in approximate line with the neighbours shed and as such shall not cause significant over-looking as a result. The development, on balance, is therefore considered to not significantly impact the amenity levels of No 4 and can be considered acceptable.
- 7.10 The proposed development shall be in a similar position to the existing outbuilding but shall be greater in width and depth to the west side. Confirmation has been sought that the demolition of this outbuilding shall not impact the attached outbuilding positioned within the land owned by No 6 and therefore the certificate A completed with the application is considered to be acceptable.
- 7.11 As the works shall extend to the west side the development shall be set away from No 6 which shall reduce any impact caused. Although greater in depth, this part of the development shall be set away from the shared boundary by a sufficient amount to ensure that light levels are not impacted to the existing outbuilding at No 6 nor shadowing created as a result. Windows are proposed within the front elevation of the outbuilding but these shall be at ground floor only and shall create a view to the rear of No 5 only. Combined with sufficient screening between the neighbours privacy levels are considered to be retained between the properties and the impact caused is considered to be acceptable.
- 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).

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01009 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:
Proposed Block Plan: Plan Reference TQRQM18345084636294
Site Location Plan: Plan Reference TQRQM18345084711171
Proposed Floor and Elevation Plan: Drawing No CC/2018/8/4 Rev A
Confirmation received that neighbours outbuilding shall not be impacted as a result of development. Received via email 07.12.18
Confirmation that unit shall not be used as a separate unit of accommodation: Received via email 10.12.18
Confirmation that workshop shall be used as an office: Received via email 10.12.18
Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be converted to living accommodation or used as a business.
Reason: In the interests of the amenities of neighbouring properties having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.