

Recommendation: **GRANT PERMISSION**

CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

A small Hornbeam and Silver Birch stand in the rear garden. They are poor quality specimens which should not be a constraint to the development. A large mature Oak tree is located in the neighbouring garden but this is far enough from the proposed development and won't be impacted, therefore no objection.

Chichester Harbour Conservancy

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. 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

Suggested considerations -

- schedule of materials to be as indicated on submitted application forms
- all roof lights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

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). If you require any further clarification with regards to this recommendation, please contact the CHC Planning Officer.

Planning Officer Comment: An informative shall be included with the decision

Environment Agency

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments. Environment Agency Position. We have no objection to proposed development as submitted.

Advice to Applicant/ LPA

Under the terms of the Water Resources Act 1991, and our Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Nore Farm Stream, designated a main river. Any work carried out within 8m of the Nore Farm Stream will require a flood risk activity permit. Further information can be found here: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Please email

psohiow@environment-agency.gov.uk with your proposal.

We would recommend that an 8m buffer zone of the Nore Farm Stream would be included within the works, ensuring that no machinery encroaches within this 8m zone around the river.

Planning Officer Comment: An informative shall be included with the decision

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
- (iv) Parking
- (v) Flooding

(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

7.2 The proposed development includes a first floor extension above the garage, a single storey rear extension and alterations to windows and materials. No 14 is positioned at the end of a cul de sac and although can be viewed from Far Meadow Way, is at an angle where the majority of the development would be screened from the main highway. This reduces the visual dominance of the development and shall ensure that it does not appear oppressive or over-bearing from Far Meadow Way.

7.3 The single storey rear extension shall replace an existing conservatory to a similar footprint and shall appear subservient on No 14 due to its scale and position on the rear elevation. Although the first floor works have attempted to achieve this due to the reduced ridge height this is limited due to the space available. However, due to the orientation of No 14 and position within the streetscene the works are considered to not result in a visually harmful appearance that creates a crowded or cramped appearance. The works are considered to be acceptable.

- 7.4 A timber cladding is proposed on No 14 with a slate roof which shall differ from the existing materials on the dwellinghouse. Following a site visit it was noted that timber cladding and white painted brickwork is present within the streetscene of Far Meadow Way but not to the extent proposed on No 14. However, it is noted that due to the position of No 14 at the end of the cul de sac it does not have as prominent position nor is it as easily viewable from the highway as the dwellings to the north. Timber is considered to not appear obtrusive however this does depend on the finish of the materials which have not been submitted for assessment. Therefore it is considered necessary for a condition to be included with the decision for samples of the cladding and slate tile to be submitted to the Local Planning Authority for approval prior above ground development.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and would have a limited and acceptable impact on the adjacent AONB and is therefore considered to be acceptable, meeting the requirements of Policies CS12 and 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 The works have the potential to impact the adjacent neighbours No 12 and No 16 Far Meadow Way.
- 7.7 The proposed rear extension shall replace a conservatory to the rear of No 14 which shall be set off the shared boundaries by approx 2.4m to the north and approx 4.4m to south. From being single storey in height the works are considered to accord with the Borough Design Guide when it comes to acceptable distances for single storey development. Two windows are proposed within the side elevations of the extension however this is considered to result in no significant additional impact than the clear windows surrounding the conservatory. Combined within the distances between the neighbours and works alongside the screening between the properties the development is considered to result in a limited and acceptable impact.
- 7.8 The proposed first floor extension shall be to the south side of No 14 and shall be modestly set down from the ridge height and front elevation. The development shall be to the north of No 12 which shall ensure that light levels are not impacted as a result nor shadowing created. No first floor windows are proposed protecting privacy levels. The development shall increase the mass and bulk to the south side and shall be up to the shared boundary line. Although the works have the potential to appear oppressive and over-bearing the development shall be set away from the neighbouring dwelling by approximately 4.6m at the closet point as the neighbour is positioned forward of No 14 and to the south side of its plot. Due to this the works shall be in line with a modest amount of amenity space, leaving a large amount away from the proposed works. The development shall also be set down from the ridge height and combined with no objection from the neighbour is, on balance, considered to result in a limited and acceptable impact.
- 7.9 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) Parking

- 7.10 The dwellinghouse shall increase the bedroom numbers from 3 to 4 and there is a requirement for the site to accommodate 3 parking spaces onsite in order to accord with

the Boroughs Parking SPD. The garage shall remain unaltered as part of the development thereby retaining the one integral space. The hard-surfacing to the front can accommodate the proposed two additional spaces and therefore the works are considered to accord with the SPD and are acceptable.

(v) Flooding

- 7.11 The application site is situated within flood zone 2 and 3 and as such the Environment Agency have been consulted with who have raised no objection to the proposed development. The works proposed to the south side shall be at first floor only which shall not increase the ground floor footprint of the main dwelling which would otherwise have the potential to increase the chances of flooding. The proposed extension would similarly replace an existing conservatory and therefore the footprint of No 14 on ground floor should not be significantly increased as a result. An FRA has been submitted as part of the development and alongside no objection being raised by the EA the works, on balance, are considered to not lead to a significant risk of flooding to the site and are considered to be acceptable. However, an informative shall be included with the decision.

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/18/00886 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 Indicative Views: Drawing No 009 04
Proposed Elevations Plan: Drawing No 009 03 REV A
Proposed Floor Plan: Drawing No 009 02
Location and Block Plan with Existing Elevations, Floor Plan and Parking Plan: Drawing No 009 01 REV A
Flood Risk Assessment Form: Received 19.09.2018
Guttering Confirmation Received via email 09.11.2018
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building including the proposed cladding and slate have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and

having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.