

Recommendation: **GRANT PERMISSION**

3.1 Variation of Condition 2 and 3 of Planning Permission APP/17/00757 to amend drawings previously permitted and alteration to materials, from matching existing, to render at first floor level.

- 3.2 Under APP/17/00757 a two storey side extension and conversion of the dwellinghouse into 1No 1 bed flat and 1No 2 bed flat with associated parking was permitted and has started development. However, a grey render has been applied to the first floor front elevation without permission with a window removed at first floor on the front elevation and as such, the applicants are seeking to regularise the works by submitting a variation of conditions 2 and 3 to seek planning permission for this development.

4 Policy Considerations

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

CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I would like to put forward my objection to the rendering to the front of the property ONLY due to the fact that they have encroached onto my property with the render. I wish this to be removed immediately and made good to ensure the whole of my property at the front is brick. I do not generally have an issue with the actual render on the front although it does look strange along with the other properties, but I do object to them rendering the front of my property.	See section 7

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case planning permission for a two storey side extension and sub-division of the home into two flats was granted under APP/17/00757 on the 25th May 2017. A grey render has been retrospectively applied to the first floor front elevation with a window at first floor within the front elevation removed. The principle of these changes and the alteration of materials are considered acceptable subject to the impact on neighbours being acceptable.

(ii) Impact upon the character and appearance of the area

7.3 The works proposed to No 64 are considered to not alter the visual appearance of the dwellinghouse significantly. The two storey side extension is considered to be modest in size in order to accommodate a staircase only and shall be positioned to the south side of the dwellinghouse and screened in the majority by No 64 itself. Furthermore the works shall be set down from the ridge height and in from the front and rear elevations creating a subservient extension which accords with guidance stipulated in the Borough Design Guide. In any case these alterations have previously been granted planning permission.

- 7.4 Under the original application materials were proposed to match that of No 64 however retrospectively a grey render has been applied to the first floor front elevation of No 64. Although this is a different material to those present on the dwellinghouse the locality contains examples of terrace properties which differ in style and design, particularly on the last dwellinghouse similar to No 64 which reduces the impact caused. Furthermore the properties within the terrace of No 64 contain differing brick colours, rooflights and extensions which reduces any visual uniformity further. Therefore the addition of the render is considered to not detract significant character from the area nor look out of place. The render has been applied well and from being grey in colour is considered to not appear dominant or significantly obtrusive from the streetscene of Winterslow Drive. Therefore, on balance, the render that has been installed is considered to result in an acceptable impact.
- 7.5 A window has been removed within the first floor elevation of No 64. This does alter the front appearance of the dwellinghouse and it is considered that should the window be retained it would create a balanced and symmetrical appearance of the dwellinghouse. However, the alteration is one that is considered to be modest and the impact caused is considered to not be severe enough to warrant a refusal of planning permission.
- 7.6 The design and appearance of the proposal is therefore 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) Impact upon residential amenity

- 7.7 The principle of the change of use and alterations have been approved under planning permission APP/17/00757. It is not considered that the proposed changes to the materials and fenestration would have a material impact on the residential amenities of neighbouring residents.
- 7.8 The window in the first floor front elevation shall be removed thereby improving the amenity levels between the neighbouring dwellings resulting in an acceptable impact.
- 7.9 Concern has been raised that the render has been applied at first floor to the neighbouring property No 62 Winterslow Drive and not just No 64. The certificate of the application has been altered and notice served on the neighbour to ensure that the correct legal procedure has been followed. However, removing or altering this render from the neighbours wall is a private legal matter between Nos 64 and 62 Winterslow Drive and would not be able to be commented on further in the application.

(iv) Parking

- 7.10 The parking requirements are unaltered by the current application and have been previously assessed under APP/17/00757 and are appropriately addressed.

(v) Planning Obligations

7.11 This development would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. This was previously mitigated against under the Interim Strategy through a Deed and payment. However the Definitive Strategy replaced this in April 2018 and Natural England now requires the S106/UU to meet the definitive strategy requirements to comply with the Appropriate Assessment Process. Since this Sec 73 application does not change the internal floorspace or number of bedrooms at all it would be unreasonable to request the uplift contribution to the Definitive Strategy.

7.12 The Community Infrastructure Levy (CIL) is not applicable to this application due to the new floor space proposed not breaching 100sqm.

8 Conclusion

8.1 It is considered that the revised alterations to No 64 Winterslow Drive would not alter the impact on the character of the area and would maintain amenity levels of the area. As such it is recommended that the conditions attached to the original planning permission should be varied to allow the proposed variation of the development at No 64 Winterslow Drive.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00005 subject to the following conditions:-

1 The development must be begun no later than three years beginning with the date of the previous permission granted under planning application reference APP/17/00757 dated 9th October 2017.

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:

Existing and Proposed, Site, Block, Parking and Floor Plan: Drawing No 28020-PD100 Rev D

Existing and Proposed Elevation and Fence Plan: Drawing No 28020-PD101 Rev B

Parking Statement: Received 12.09.2017

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.

- 4 All materials required for the development hereby permitted shall be stored within the application site specifically to the rear of the dwellinghouse only unless otherwise agreed in writing and approved by the Local Planning Authority. The rear amenity space shall be made available for this purpose prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on site.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.