

Recommendation: **GRANT PERMISSION**

Southern Water would have no objections to the above proposal.

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
- (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 Although there is a precedent for flat roof two storey dwellings within close proximity to the application site, many have been altered, including both 42 and 42a which are sited to the east of this property. Furthermore a very similar proposal is currently being considered for the attached property to the west (40 Southwood Road). It is therefore considered that the proposal would result in a more appropriately designed property that would not be out of keeping within the streetscene. Notwithstanding this, the materials to be used are to be of a similar style to those used in the construction of the pitched roofs to the properties to the east.

7.4 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

7.5 The proposal includes the addition of a window to the eastern elevation, above the staircase, which will provide light and ventilation to the hallway. Due to the straggled nature of the properties, this window will look towards the front garden of the property to the east and will not result in an unacceptable loss of privacy to any of the neighbouring properties.

- 7.6 As previously mentioned, the property to the east (42 Southwood Road) has carried out similar alterations to the roof, and a similar scheme is being considered for the property to the west. It is not considered that the proposal would have a significant impact on the occupiers of the neighbouring properties in terms of loss of light or have an overbearing impact.

(iv) Flood Risk issues

- 7.7 A small area to the north and the south of the site are situated within Flood Zone 2 and therefore a flood risk assessment has been submitted. The proposal includes no work to be undertaken at ground floor level and no floors are to be lowered or altered in any way and it is considered that this will not result in an addition to the risk of flooding.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking or flooding 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.

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.

- 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:

Existing location/site plan and site sections - A103a
Existing floor plans - A101a
Existing elevations - A102a
Existing views - A104
Proposed location/site plan and site sections - A107a
Proposed floor plans - A105a
Proposed elevation - A106a
Proposed views - A108
Design and access statement
Flood risk assessment

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.