

Recommendation: **GRANT PERMISSION**

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation – No objection, subject to matching external facing and roofing materials.

I appreciate the application is very similar to APP/17/01362.

This site is outside the AONB but has the potential to affect its setting. It is some way away from the Harbour shoreline and there is other intervening built form.

A further site visit 3.12.18 was made viewing the site from the street and from within the back garden and talking to the owner I understand the proposals only differ in respect of a wall to be built up to the western end of the balcony.

The owner did however mention two other changes not shown on the submitted drawings. Namely that cedarwood cladding is now proposed to the neighbour's side of that screen (render is shown on the drawing) and glass balcony panels are intended (not a railing as shown on the drawing).

Officer comment: Following further discussion with the applicant, amended plans were submitted to reflect the glass balcony panels. The rendered finish to the west will not be changed.

Having regard to the *Policy framework below, this application for modest rear ground floor extension utilising its roof as a balcony with glass screen balustrade is not adjudged to be harmful to the setting of the AONB landscape and would not therefore harm the purposes of its designation.

*Policy framework

NPPF - 1-3, 6-12, 28, 38-42, 47-48, 54-56, 91, 102, 105-106, 109-110, 124-128, 130-131, 148-150, 155, 163-164, 166-167, 170-172, 174-175, 180, 184-185, 189-197, 200-202, 212-213; NPPG – ID 6-8, ID26; HBLP – CS11 (strands 1 and 2), CS12, CS16 (strands 1a to 1c), DM8, DM9 (strands 2 and 3); HBLPA – AL1-AL2 CHMP – LS1, NC5, BD1-BD2, CD1; SPD.

NPPF – National Planning Policy Framework – (March 2012)

NPPG – National Planning Practice Guidance (March 2014)

HBLP – Havant Borough Local Plan (Core Strategy)(2011)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

NB as the emerging local plan 2036 is at such an early stage, very little weight can be

attached to it.

CHMP – Chichester Harbour AONB Management Plan (2014-2019)

SPD - Havant Borough Design Guide (2011)

County Ecologist

The amended proposal now includes a dormer. On the basis of the previously-submitted photographs I am content to state that I do not consider there to be a significant likelihood of protected species being present and impacted by the proposed works.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 3030119) or www.southernwater.co.uk.

NB: Informative recommended.

Environment Agency

No response received.

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: 7

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 Part of the proposal would be visible from the public realm, although the property is set back in excess of 15 metres from the highway and there is a variety of building designs and styles within the existing street scene. The development would utilise the existing roof space to provide additional first floor accommodation including a new dormer to the western roof slope, the provision of roof lights and alterations to the existing side dormer. The proposed single storey rear extension with balcony over would result in a modest addition to the original footprint of the property. The proposed cladding would upgrade the exterior of the property and it is considered there would be negligible impact on the existing diverse streetscene.

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 single storey rear extension extends across the width of the property and would not project beyond the side elevations of the dwelling, maintaining the existing 1.3 metre distance to the western boundary and 2.1 metre distance to the eastern boundary. It has a depth of 2 metres with one window in the eastern side elevation and bi-fold doors in the rear elevation.

7.6 The proposed balcony is set in approximately 1.2 metres from the roof of the rear

extension to the east, and extends to the edge of the roof on the western side with a depth of 1.8 metres. The previous scheme granted under APP/17/01362 included a condition which required the provision of a 1.8 metre high obscure glass screen to the western side of the balcony, to lessen any perception of overlooking the rear garden of the property at number 79a Eastoke Avenue. However, due to the coastal location of the property, it was established that the proposed glass screen would not be practicable.

- 7.7 The current application has addressed this by extending the balcony to the edge of the roof on the western side with the introduction of a 1.8 metre high screen to the western side together with a continuation of the southern gable end.
- 7.8 A caravan park with seasonal occupancy is situated approximately 6.3 metres to the east of the dwelling, beyond a private access drive. Whilst the amenity areas within the site are communal, a condition is recommended for a 1 metre high obscurely glazed screen to be provided to the eastern side of the balcony to mitigate any resulting impact.
- 7.9 There is a dormer proposed in the western roof slope and the plans indicate it is to serve a bathroom and will be opposite roof lights and a dormer of the neighbouring property at 79a Eastoke Avenue. Therefore, in order to limit any perception of overlooking and protect the privacy of the occupiers of the neighbouring property a condition is recommended for these windows to be obscure glazed and non-opening to a height of no less than 1.7m above finished floor level. It is noted in isolation, this proposed dormer would fall within the realms of permitted development.
- 7.10 On the eastern roof slope three new roof lights are proposed and the amount of glazing in the existing dormer is to be reduced. The bottom edge of the new roof lights are higher than that of the existing dormer and given their position within the roof slope and the nature of the caravan site to the east, it is considered they would not result in any additional degree of overlooking.

(iv) Flood risk

- 7.11 The site is within Flood Zones 2 and 3, however the proposed development is for alterations to the fenestration and the provision of a single storey rear extension with balcony over and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.
- 7.12 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional 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.

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/18/01030 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 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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the dormer on the western elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The rear balcony shall not be brought into use until a side screen with a minimum height of 1 metre from the floor level of the balcony on the eastern side of the property has been installed and shall remain in situ thereafter. Such screen must be obscurely glazed with an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block and parking plan

Drg no. 1709-1428 Existing floor and elevation plans

Drg no. 1801-1452 A1 Existing and proposed roof plans

Drg no. 1801-1451 A3 Proposed floor and elevation plans

Flood risk assessment

Reason: - To ensure provision of a satisfactory development.