

Recommendation: **GRANT PERMISSION**

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Havant Borough Council

No objection. The roots of a row of trees which have been maintained along the western boundary may be affected by the proposed development however they are not suitable to be protected by a Tree Preservation Order and no condition in terms of tree protection is required.

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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am commenting as the owner of the above Flat and as Chairman of Token House Management Limited. The propose extension is on the side of 384c Sea Front that adjoins the Garden and Garage Area of Token House. Whilst the application states that the development site does not contain Trees or Hedges this is not the case. The proposed extension appears to be 3 metres from our boundary, but this appears be a slightly optimistic measurement. At this point in the garden of 384c there are both trees and hedges along the boundary. Whilst we have no objection in principle to the works we believe it is important that the trees and hedge remain to give both parties privacy. Please can you consider this issue and make it a condition of any consent you provide.	Please see Arborist's comments in Section 5.

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 proposed single storey extension and installation of bi-fold doors to the rear would not be visible from the public realm; therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Sea Front.
- 7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 Due to the location of the extension, it is considered that the proposal will have no impact on the occupiers of the properties to the north and east in terms of overlooking, overbearing or loss of light.
- 7.6 The neighbouring property to the west elevation is a block of flats, the extension would be facing the garage and parking area for these flats and will be mainly screened by the existing trees and shrubbery along this boundary, it is therefore, considered that any resulting impact on the neighbouring property would be negligible.
- 7.7 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00956 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:
Application Form - Received 24 September 2018
Location and Block Plan - Drawing No. A106 - Received 03 October 2018
Existing Elevations - Drawing No. A104 - Received 24 September 2018
Existing Ground Floor and First Floor Plans - Drawing No. A101 - Received 24 September 2018
Proposed Elevations - Drawing No. A105 - Received 24 September 2018
Proposed Ground and First Floor Plans and 3D Images - Drawing No. A102 - Received 24 September 2018
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.