

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No response received.

Harbour Office, Langstone Harbour Board, Langstone Harbour Board

No objections.

Natural England Government Team

No adverse comment - the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

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: 4

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 issues

- (i) Principle of development

7.2 Whilst the application site is located outside the defined urban area, the proposal is for a modest extension and alterations to an existing property and therefore the proposed 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 proposal is for the provision of a modest extension to the front and western side of the property including an increase in the height to correspond with the rear section of

the building, new windows and doors in the eastern and northern elevations and new cladding to all elevations, updating the external facade of the property.

- 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 Whilst the proposed extension would be 0.7 metres closer to the western boundary of the site, there is only one high level window in the side elevation. The southern elevation will project 0.7 metres to the front of the site, although there are only two small windows in this elevation and the properties opposite are in excess of 20 metres away. The eastern elevation includes two repositioned windows, an entrance door and double doors serving a store and the northern elevation will have sliding doors, replacing the existing door and windows. Whilst it is acknowledged the scheme could be perceived to result in additional overlooking of the neighbouring properties, a degree of overlooking has already been established by the existing windows. It is also noted the open nature of this part of The Kench, together with the close proximity of the properties provides limited existing privacy.

(iv) Flood Issues

- 7.6 The site is within Flood Zone 3, however the proposed development is for a modest extension and other external alterations to an existing building, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.
- 7.7 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). No flood risk issues arise from the development. 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/17/01308 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 stated under Section 11 (Materials) of the application form.
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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan
Existing floor plan
Proposed floor plan
Existing and proposed elevations plan
Flood risk assessment dated 01/12/2017

Reason: - To ensure provision of a satisfactory development.