

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

5 Statutory and Non Statutory Consultations

County Ecologist

No comments to make on ecological matters. This is a revised layout to an approved scheme.

Developer Services, Southern Water

No objections to the proposal. However the extension over public foul sewer is subject to a Building Over Public Sewer application. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Informatives have been added to the decision notice.

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

(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 application seeks to make alterations to the plans approved under application APP/16/00133. These alterations are to both the front and rear of the

property. Due to the location, the alterations to the rear will not be readily visible from the public domain and would have no adverse impact on the character of the area.

- 7.4 To the front of the property the amended plans seek to carry out a two storey extension to provide additional accommodation to the first floor. The property is set back within the plot and the proposal would result in a separation gap of no less than 10m between the front elevation and the highway. The extension would bring the front elevation of the property in line with the single storey front extension of the property to the north (No. 57). The surrounding properties differ in terms of design and materials and it is not considered that the proposed extensions would result in the property being prominent within the existing street scene. The proposal is also considered to accord with Havant Borough Councils Design Guidance.
- 7.5 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

- 7.6 Due to the position of the proposed extensions, it is not considered that they would result in unacceptable harm in terms of loss of light or privacy to the occupiers of the properties to the east or west.
- 7.7 The proposed extensions are of a scale and design that would not give rise to an unacceptable impact on the adjoining neighbours of 53 and 57 Southbrook Road. It is considered that the existing built form, boundary screening and separation distances combine to ensure that the development does not result in unacceptable levels of overlooking, loss of privacy, loss of light, overshadowing or overbearing effect.
- 7.5 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). 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/18/00643 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:

Location plan - 01

Block plan - 01 - dated 13 August 2018

Amended approved elevations - A101 (rev a)

Amended proposed elevations - A102 (rev a)

Amended approved floor plans - A103 (rev a)

Amended proposed floor plans - A104 (rev a)

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.