

Recommendation: **GRANT PERMISSION**

08/66979/007 - Erection of a block of 9No. apartments and a block of 5No. apartments with associated car parking utilising altered access to Station Road and landscaping.,

PERM,21/05/2008

08/66979/008 - Discharge of condition No. 6 of Planning Permission 08/66979/007.,
PERM,03/09/2008

APP/11/00038 - Discharge of Condition No's 3, 4, 5, 7, 8, 9, 12, 13, 14 & 15 of
Planning Permission 08/66979/007., PERM,08/04/2011

3 Proposal

- 3.1 The proposal is for a variation to the details agreed under Planning Permission 08/66979/007 relating to Condition 3. The request is for a change to the approved materials and thus seeks to omit the flint faced blockwork and extend the facing brick (Brick to be Terca Weinerberger Chartham Multi 65mm) and omit the timber cladding at first floor to be replaced by vertical tiling (tiling to be Marley Plain Roofing Tile- Old English Dark Red).

4 Policy Considerations

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)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

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

Not required in relation to this application.

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: 30

Number of site notices: 1_

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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) Appropriateness of the design and the impact upon the character and appearance of the area
- (ii) Impact upon residential amenity

(i) Appropriateness of the design and the impact upon the character and appearance of the area

7.2 It is important to acknowledge that the impact of the development itself and the impact on the character and appearance of the area have already been assessed and accepted under Planning Permission 08/66979/007. This application therefore relates solely to the proposed change to the external materials agreed under Planning Permission 08/66979/007.

7.3 The proposed changes to the external materials are considered to be traditional in appearance which are appropriate to the locality and would create an attractive form of development. It is therefore considered that the proposed change in materials would not have a significant adverse impact on the development itself or the character and appearance of the surrounding area.

(ii) Impact upon residential amenity

7.4 The impact of the development on the residential amenity of surrounding and adjacent neighbours has already been assessed and accepted under 08/66979/007. The size and scale of the development remains the same at the time planning permission was granted under 08/66979/007. However, and notwithstanding the above, it is not considered that the proposed change to the external materials would result in any significant adverse impact on the residential amenity of the adjacent and surrounding neighbours and is therefore considered to be acceptable.

7.5 It is important to acknowledge that no letters of representation have been received in relation to this application.

8 Conclusion

8.1 The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00015 subject to the following conditions

- 1 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the eastern and western elevations of both buildings hereby permitted without the prior written approval of the Local Planning Authority.

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 National Planning Policy Framework.

- 2 Prior to occupation of any of the flat units hereby approved, the access improvement works shown on submitted drawing RNB/001/1 shall be implemented together with the indicated highway improvement works, in accordance with such similar details as may be approved or required by the Local Planning Authority in liaison with Hampshire County Council.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Prior to the occupation of the development hereby approved, the car parking provision as shown on drawing 04:924:L(2-)131B shall be fully implemented, and thereafter the spaces retained for such purpose.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The external materials used shall comprise:
Brick: Terca Weinerberger Chartham Multi 65mm
Tiling: Marley Plain Roofing Tile- Old English Red
As per letter received (dated 20th December 2017)- received 2nd January 2018.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Landscaping details (Drawing No: HA/HS/340.1)- approved 2nd September 2008
Level details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Drainage details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Surfacing material details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Proposed means of enclosure details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
External lighting details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Proposed wash down facility details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Storage and disposal of refuse details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Proposed parking details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Cycle storage details (Drawing No: 04-924:L (2-) 211 D)- approved 8th April 2011
Location, context and site plan (Drawing No: 04:924:L (2-) 201 B)- received 2nd January 2018
Proposed elevations and details (Drawing No: 04:924:L (2-) 1253)- received 12th January 2018
Proposed east elevation, second floor and roof plan (Drawing No: 04:924:L (2-) 1252)- received 12th January 2018
Proposed floor plans and elevations phase 1 (Drawing No: 04:924:L (2-))

1203)- received 12th January 2018

Proposed elevations, section AA details phase 1(Drawing No: 04:924:I (2-)

204)- received 2nd January 2018

Reason: - To ensure provision of a satisfactory development.