

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)
CS4 (
DM5 (Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

Havant Borough Local Plan (Allocations) July 2014

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)
AL3 (Town, District and Local Centres)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

5.1 No consultations required for 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: 13

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

- 7.2 The impact of the rear extension itself has already been assessed and accepted under Planning Permission APP/17/01338. This application therefore relates solely to the proposed installation of an external staircase and walkway, along with the addition of a first floor door.
- 7.3 The application site is within Cowplain District Centre, which provides a mix of ground floor units with residential accommodation above. As the staircase and door are to be sited to the rear of the property, the proposed staircase, railings and door will not be readily visible from London Road. Kings Road runs to the south of the site, however No. 49 Kings Road will obscure the view of the proposed alterations. An unadopted road runs to the west of the site, linking a public car park with Kings Road, which is also accessed via Durley Avenue. From the public car park the proposal will be partially visible, however the railings and fenestrations to neighbouring flats are visible from this elevation and therefore it is not considered that the addition of the staircase, railings or door will result in a significant adverse impact on the character and appearance of the area.

(iii) 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 application APP/17/01338. It is not considered that the proposed staircase, railings or first floor door 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00436 subject to the following conditions

- 1 The development must be begun by 13.02.2021.
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 The premises shall only be open for trade or business between the hours of 11.00-Midnight on Monday - Saturday and 11.00- 22.30 on Sundays.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;
A. A statement confirming that no suspected contamination was identified during development,

OR;

B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) [2011], policy DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework; there is a potential for hydrocarbon and solvent contamination associated with adjacent land uses to exist within soils at the site, which could pose a risk to occupants”

- 5 In the event that suspected contamination (contaminated soil / groundwater, or any buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate results/reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Investigation in the vicinity of suspected contamination, sufficient to characterise its nature, likely extent & mobility,

2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;

3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability. All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) [2011], policy DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework; there is a potential for hydrocarbon and solvent contamination associated with adjacent landuses to exist within soils at the site, which could pose a risk to occupants”

- 6 No deliveries to service the premises are to be made to the premises between the hours of 2230 to 0800 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the occupiers of the neighbouring properties and having due regard to Policies DM5, DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

2012.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Site location plan- received 18th December 2017
 - Proposed block plan- received 18th December 2017
 - Existing GA plan (B9862-AEW-PJ000773-00-DR-001)- received 18th December 2017
 - Proposed GA plan (B9862-AEW-PJ000773-00-DR-003)- received 18th December 2017
 - Existing elevations plan (B9862-AEW-PJ000773-00-DR-002)- received 18th December 2017
 - Proposed elevations plan (B9862-AEW-PJ000773-XX-DR-0004)- received 18th December 2017
 - Proposed ventilation system- Annex B- (B9862-AEW-PJ000773-XX-SP-0001)- received 18th December 2017
 - Proposed ventilation system- Annex C- (B9862-AEW-PJ000773-XX-SP-0002)- received 18th December 2017
 - Plant noise assessment- received 9th January 2018
 - Specification and Defra report- received 18th December 2017
- Reason:** - To ensure provision of a satisfactory development.