

Recommendation: **GRANT PERMISSION**

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer

Overall response - No objection

10A and 12 comprise one building with a common overarching single design. I estimate the building dates from the 1930s/50s. The design is not outstanding but does embrace features which are worth exploiting. It sits in a prominent position in the street & conservation area and adjoins a listed building (no.10).

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The first floor rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. As the extension is set to the rear the impact on the wider street scene and public view points is negligible. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

The location and size of the extension would also cause no harm to the setting of the nearby listed building (10 East Street).

Economic Development - Commercial and Housing

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: 11

Number of site notices: 1

Statutory advertisement: 10/03/2017

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
- (iv) Other matters

(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

The extension would be located at first floor level over an existing flat roof terrace area. It would be of the same flat roof design and scale as the existing building. It would be subservient in scale and would be located at the rear of the building. Overall it is considered that it would not have a harmful impact on the character of the building or appearance of the area. Furthermore, the Conservation Officer is satisfied that the extension would not have a harmful impact on the St Faith's conservation area.

The proposal to clad the rear and east elevation with wooden cladding is not considered to have a harmful impact as there is a mixture of materials displayed on the rear of buildings in this section of the conservation area.

No parking is provided for this development however, the existing flat does not have any parking provision and as the site is located within a sustainable town centre location, no parking provision is required.

(iii) Impact upon residential amenity

The immediate area on the south side of East Street is characterised by ground floor commercial units and residential flats above. The new extension would introduce a window at first floor level in the west elevation however, this would be obscurely glazed and therefore no overlooking would occur of No. 10 East Street. Two further windows would be introduced into the rear elevation. One would be obscurely glazed and the other clear glazed to serve the living room. This would provide overlooking into the rear gardens below however, there is already an opportunity to do this from the existing terrace. Therefore as no new element of overlooking would occur, it would not be reasonable to refuse the application on the potential for loss of privacy.

No objections have been received and overall it is considered that the impact on the residential amenity would be limited and the proposal would therefore accord with Policy CS16 of the Local Plan (Core Strategy).

(iv) Other matters

As a new residential unit is being created, this is required to pay a financial contribution towards the Solent Mitigation Rectreation Project. This contribution has been paid and the relevant paperwork provided.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00197 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:

Proposed floor plans and elevations - DN: 403 A
Proposed site and location plan - DN: 101 Rev B

Reason: - To ensure provision of a satisfactory development.
- 3 Unless otherwise stated on the plans, the external materials used 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.