

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

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The new access onto a classified road will require the submission of a detailed plan showing the exact position of the proposed access with regard to the adjacent property's existing access and the existing tree. Sight lines to London Road and the pedestrian footway will need to be shown along with details of any frontage walls. Details of the surfacing and drainage of the car parking and access will need to be shown. A Safety Audit will also need to be included.

Additional information

The additional submitted drawings showing access onto London road are acceptable and providing the parking, turning and boundary fencing area are condition to built as shown on drawing 2017 07 -9/06 A on and retained the Highway Authority offers no objection. An informative should be added to the permission with regard to the approval of the Highway Authority being required before construction of the dropped kerb can be stated

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
My only concerns is the time its taken to build the first house (243 London Road), I really don't want it to take that long to build the one next to me (241) obviously that means 5 years of building work and it is still not done.	This relates to nuisance form construction, however, the period for the works and the form of the scaffolding lie outside the scope of the planning application. The comments have been forwarded to the developer for consideration.

Secondly, when the scaffolding is erected at 241 I would like for the scaffolding to be completed sheeted to stop debris, dust etc, and more importantly for builders etc, to stare in to my swimming pool with four children in it. Scaffolding is unsightly enough as it is without it being there longer than 6 months, especially when we spend a lot of time in the garden.	

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 revised details would accord with the character of development approved under application APP/14/00466 and 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

7.4 The Juliette balconies have been designed so as not to allow sitting out in order to maintain privacy. The balcony off the landing is set off the boundaries and considered to be sufficiently distant from neighbouring properties so as not to adversely impact amenities. The proposed second floor side windows would be obscure glazed to a height of 1.7m above floor level and the window in the front elevation would overlook the front garden, and as such the windows are not considered to result in loss of privacy. The rear extension is modest in size and would not result in loss of amenity.

7.5 Consequently, it is considered that the proposal is unlikely to 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 other than relating to construction nuisance 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 character and appearance of the area and neighbours amenities and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00919

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:

OS location plan drg no 217/07-5 01 Rev B
Block plan drg no 2014/07-7/2A
existing drg 14/07-5/04A
Proposed views and plans drg no. 15/12-3/05B
New Access to main road drg no. 2017-906A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows at first floor and above on the south west and north east elevations shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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 the National Planning Policy Framework.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

