

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

A Eucalyptus stands at the front of the property which is protected by a Tree Preservation Order however the tree should not be impacted by the proposal as the extension is on the rear of the property. There are no trees of any significance in the rear garden therefore no objection is raised.

Coastal Engineering

The Eastern Solent Coastal Partnership (ESCP) have no objection to or additional comments to make regarding this application, following our response sent on 10th February 2017 in relation to the original 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We would earnestly request that the following three conditions are placed on any approval of building: 1. Sewage and surface water from the new annexe shall be led directly from the plot into the sewer in Sea View Road. Specifically, no sewage or surface water from the new building shall be routed directly or indirectly into the pipe running under the garden of 17 Sea View Road to a manhole at the rear of	Please see section 7 of the Officer Report

the garden of 19 Sea View Road. The reason for this is that there are already several other properties in Marine Walk and Sea View Road feeding into that manhole and this is connected to a narrow, mainly pitch-fibre pipe, running under their garage into the sewer under the road. The pitch-fibre pipe is already overloaded and partially compressed, resulting in blockages. Adding a further property to this is likely to seriously exacerbate the problems which cause back-up as far as the Marine Walk properties. Southern Water can confirm the frequency of calls for these to be cleared.

2. The owner and his contractors shall be prohibited from burning on-site unwanted materials from clearing, excavation and construction. The current owner repeatedly burns (often noxious) rubbish from renovation work, making it impossible for neighbours to have open windows or to dry washing outside. This is not only a discomfort but adds considerable expense and environmental damage by forcing us to use tumble driers even on warm sunny days. This behaviour must be prevented for any future work the owner carries out on his plot.

3. No noisy excavation or construction work shall take place before 08:00 or after 18:00 on any day.

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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would be sited to the rear of the property and therefore not readily visible from the streetscene of Sea View Road. On this basis, it is not considered that the proposal would result in any impact which would be considered harmful in context with the existing streetscene.

7.4 No. 17 Sea View Road benefits from a relatively large plot with a long narrow garden

(approximately 43 metres in length). Whilst it is acknowledged that the proposed extension is relatively large in terms of its depth, the design and appearance of the proposed extension is considered to be appropriate in context to the main dwelling and its position within the overall curtilage. It is important to acknowledge that the principle of the extension (by virtue of its mass, bulk and scale) has already been assessed under APP/17/00037 and was considered to be acceptable. The only change to the proposed development subject of this application is the installation of three windows within the eastern elevation and bi-fold doors to the rear.

- 7.5 On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Council (Core Strategy) and it is not considered that the proposal would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 It is important to note that this application has been submitted as a revised proposal to APP/17/00037, whereby the principle of the extension in terms of its size and scale has already been assessed. The proposal was considered to be acceptable and unlikely to result in any loss of light, outlook or appear overbearing to such an extent which would warrant a refusal of planning permission. The considerations assessed as part of the previous application remain in association with this application as the proposed mass, bulk and scale of the extension has not changed.
- 7.7 The revised proposal seeks to install three windows within the eastern elevation of the proposed development and the installation of bi-fold doors to the rear. The bi-fold doors to the rear would not be considered to result in any impact which would be detrimental to the neighbouring amenity of any adjacent surrounding residential properties and are therefore considered to be acceptable. The installation of three windows within the eastern elevation however do cause some concern regarding the impact on the privacy of the adjacent neighbouring property, No.19 Sea View Road. On this basis and in order to overcome these concerns, a condition has been recommended that all three windows proposed within the eastern elevation shall be obscurely glazed and retained as such thereafter in order to protect the amenities of the adjacent neighbouring property.
- 7.8 On the basis of all of the above, it is not considered that the revised proposal would result in any additional or significant harm to the amenity of any other adjacent neighbouring property and would meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flooding

- 7.9 The application site is located within Flood Zone 3 and on this basis a flood risk assessment was submitted as part of this application. The Eastern Solent Coastal Partnership have been consulted as part of this application and advise that the details provided within the flood risk assessment sufficiently outline how the residual flood risk at the site will be mitigated.

8 Conclusion

- 8.1 The revised proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00345 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 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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the windows proposed within the east elevation shall be fitted with 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site location and block plan (16045/001P Rev F)- received 18th April 2017

Existing and proposed floor plans and elevations (16045/001P Rev F)- received 18th April 2017

Flood Risk Assessment- received 28th March 2017

Reason: - To ensure provision of a satisfactory development.