

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 None.

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: 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) 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 cladding and proposed rendering would be visible from the public realm, and whilst there are no other examples of cladding in the surrounding area, a number of properties have rendered finishes. It is considered this aspect of the development will update the facade of the property and that there would be negligible impact on the existing street scene. This is particularly in view of the dark grey/black colour palette for the cladding blending in well with the warm red brickwork and dark red tile hanging of the nearby properties.

7.4 The rear balcony would not be visible from the public realm as it is set in from the northern elevation of the property. Although the design and appearance is acceptable in context to the main building, a condition is recommended to reduce the area of the balcony and increase the height of the side screens to meet 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

- 7.5 The rear balcony is accessed from a bedroom and does not extend the whole width or depth of the single storey rear addition. However, the installed safety panels are clear and of a modest height. Whilst no objections were received from the neighbouring properties, there were concerns regarding the resulting level of overlooking and loss of privacy, in particular to the rear garden at 23 Westways. This is mitigated to a degree by the existing single storey rear extension at this property, which has a pitched roof and projects approximately 0.8 metres further than the extension at 21. Nevertheless, a condition is recommended for the southern balcony screen to be set in from the property boundary to follow the line of the access door and the southern and northern balcony screens to be increased in height to 1.8 metres and obscurely glazed. These works are to be carried out within 2 months of the date of the decision notice.
- 7.6 With respect to the cladding and proposed render, it is deemed there would be no harmful impact on the neighbouring properties.
- 7.7 Consequently, it is considered that with the recommended condition to provide higher obscured screening and reduce the area of the balcony, the development 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 were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the scheme would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/17/00645 subject to the following conditions

- 1 The external materials used shall be as stated under Section 11 (Materials) of the application form.
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.
- 2 Notwithstanding the details submitted, within 2 months of the date of this decision, the southern balcony screen shall be set in from the property boundary to follow the line of the access door and the southern and northern balcony screens shall be increased to a height of 1.8 metres and obscurely glazed to provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity Level 4. Such screens shall thereafter remain in place at all times, unless otherwise agreed in writing by 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 the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan

Block plan

Photographs of cladding to front of property

Photographs of balcony as constructed

Reason: - To ensure provision of a satisfactory development.