

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 6

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 proposed variations to the approved extension would not materially alter the scale and appearance of the scheme approved under application APP/15/01270. It is therefore considered that the changes proposed are acceptable and will have no greater impact on the character and appearance of the surrounding area than the previously approved permission. The design and appearance of the proposal is deemed appropriate in context to the main building, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is deemed 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 revisions do not impact upon overlooking or allow for increased overshadowing or overbearing effect. It is therefore considered that there would be no greater impact on neighbour amenity than the works allowed under approval APP/15/01270. The variation to the above permission would therefore continue to accord with the relevant criteria of policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the revisions.

8 Conclusion

- 8.1 The revisions to the approved scheme APP/15/01270 are considered to be appropriate to the character of the street and would not result in unacceptable harm to neighbour amenity. The variation to condition 3 is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00120 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 With the exception of Fortex weatherboard cladding in storm grey to the southern and eastern elevations and natural roofing slate for the single storey side extension, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 0640-1110	Location and block plan
Drg No. 0640-2110	Existing ground and first floor plan
Drg No. 0640-3110	Existing elevations plan
Drg No. 0640-301H	Proposed ground and first floor plan
Drg No. 0640-401H	Proposed elevations plan
Drg No. 0640-4110	Previously approved ground and first floor plan under APP/15/01270
Drg No. 0640-5110	Previously approved elevations plan under APP/15/01270

Reason: - To ensure provision of a satisfactory development.

