

- CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

Due to its position within the Settlement Policy Areas/Urban Area, and/or full enclosure by larger scale development in the countryside and/or its scale, height and form; the proposed development would not in our view be intrusive in the wider AONB landscape or harmful to designated nature conservation sites.

The Local Planning Authority is therefore advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Matching materials

County Ecologist, Strategic Environmental Delivery

The application is accompanied by a Bat Scoping Assessment (the Ecology Co-op, October 2016). The ecologist concludes that due to an absence of suitable external features and a lack of evidence within the roof void the dwellings offers negligible potential for supporting roosting bats. No further ecological works is considered necessary. If permission is to be granted, please add the following condition:

Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Bat Scoping Assessment (The Ecology Co-op, 14/10/2016) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

NB: Condition recommended.

FAO Mr P Marshall, Development Engineer

The Highway Authority have no adverse comment on this application

Arboriculturalist

I have no objection to the Tree Protection Plan and it should be conditioned as part of the consent, if granted, that works are carried out in accordance with this plan and the Arboricultural Report dated 4 August 2016.

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: 5

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
- (iv) Parking
- (v) Flood risk

(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 development would be visible from the public realm, although the property is around 17 metres away from the highway and is screened with mature trees and shrubs. Regarding the two storey rear extension, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide. This advises that it is important that gaps are retained between buildings and recommends two storey extensions should be sympathetic and subservient to the main dwelling, at least 2 metres from the boundaries to prevent neighbouring properties being adversely affected and 20 metres from the extension and the neighbouring property to the rear. The rear of the two storey extension follows the line of the western elevation of the property to an additional depth of 4 metres with a minimum distance of 2 metres to the boundary. The remaining distance between the southern elevation and the rear boundary is in excess of 20 metres.

7.4 The single storey side extension and rear canopy is to replace the existing conservatory and does not extend any deeper than the current rear elevation. New pitched and hipped roofs are proposed to the existing flat roofed front and rear dormers, together with a new pitched roof front porch.

7.5 Whilst there would be a generous increase in the overall volume of the dwelling, it is considered the scheme can be comfortably accommodated within the extent of the site and the proposal is well designed and would result in a cohesive form of development.

7.6 It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. 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) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.7 The proposed two storey rear extension is 4.2 metres in width and 4 metres in depth and is situated a minimum of 2 metres and a maximum of 2.35 metres from the western boundary, with the eastern elevation of the neighbouring property a further 2.6 metres away from this boundary. There are two new windows in the western elevation at first floor serving a dressing room and en-suite and a condition is recommended that these windows are fitted with obscure glazing to mitigate any potential overlooking into the neighbouring property.
- 7.8 Although the roof height of this element of the scheme is only slightly lower than the existing, it is hipped and pitches away from the property boundaries which would lessen any perception of the extension being overbearing. A 45 degree angle test was carried out to assess any potential loss of light to the neighbouring property as recommended under Section 5.43 of the Havant Borough Council Design Guide. This verified the extension meets the requirements for adequate daylight to Lundy House, Marine Walk.
- 7.9 There is a new first floor window in the rear elevation of the two storey extension, however it is deemed this would not be harmful as a degree of overlooking already exists from the current first floor rear windows.
- 7.10 The first floor window in the eastern elevation of the two storey rear extension is in excess of 24 metres from the western elevation of the neighbouring property to the east and it is therefore deemed any impact would be minimal.
- 7.11 The single storey side extension and rear canopy will replace the existing wraparound conservatory, covering a slightly smaller footprint and has been designed to blend in well with the existing property, and would result in significantly less glazing. The property to the east is deemed to be a sufficient away for any impact to be negligible.
- 7.12 The proposed new roofs to the front and rear dormers would upgrade and enhance the external appearance of the property. The property is set back in excess of 23 metres from the front boundary and it is deemed the alterations to the front of the property would not have any adverse effect on the neighbouring properties to the east or west.
- 7.13 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 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.

(iv) Parking

- 7.14 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance

(iv) Flood risk

- 7.15 The site is within Flood Zone 3, however the proposed development is to extend the property to the side and rear and it is considered that the flood risk would not be increased by this proposal. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal 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 PERMISSION** for application APP/17/01176 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, prior to first occupation of the extension hereby permitted the windows in the first floor on the western elevation facing 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 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Bat Scoping Assessment (The Ecology Co-op, 14/10/2016) unless agreed in writing by the Local Planning Authority. Any such measures shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.
- 5 The development must be undertaken in accordance with the tree survey dated 04/08//2016 supplied by David Archer, Arboricultural Surveyor and the tree protection plan dated 18/12/2107 supplied by Martin Critchley.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 17093-1010 Location and block plan
Drg no. 17093-2010 Existing ground and first floor plans
Drg no. 17093-3010 Existing elevations plan
Drg no. 17093-401D Proposed ground and first floor plans
Drg no. 17093-501E Proposed elevations plan
Tree Survey dated 04/08/2016
Tree Protection Plan dated 18/12/2017
Bat Scoping Assessment dated 14/10/2016
Flood Risk Assessment dated 11/2017

Reason: - To ensure provision of a satisfactory development.