

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Arboriculturalist

A condition is to be added to the approval to ensure the tree marked as T2 of the Arboricultural Statement is protected.

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: 10

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) Effect on trees

(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 property is set well back from the public domain and therefore the alterations will have no impact on the character of the area. The proposed materials are traditional and will compliment the original dwelling.

7.4 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 replacement porches to the eastern elevation will not be visible from the neighbouring properties. The glazed canopy will cause no overlooking or overshadowing and will be obscured from view from the property to the north (48 Queens Road) by natural screening.

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 were received with respect to the scheme.

(iii) Effect on trees

- 7.6 It has been noted that there are two TPO trees located on the site as shown on the submitted Arboricultural Statement.

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/16/01258

(A)

(B) for the following reasons/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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - received 07.12.16
Block plan - received 07.12.16
Existing ground floor plan - 011116pl1a
Proposed ground floor plan - 011116pl1b
Existing and proposed east elevation - 011116pl1c
Existing and proposed north elevation - 011116pl1d
Existing and proposed west elevation - 011116pl1e
Existing floor plan and elevations (porch 1) - 011116pl1
Existing floor plan and elevation (porch 2) - 011116pl3
Proposed floor plan and elevations - 011116pl4
Proposed and existing floor plan and elevation - 011116pl5

Reason: - To ensure provision of a satisfactory development.

- 4 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, have been protected by fencing to be agreed in writing with the Local Planning Authority. Such fencing shall conform with BS5837 2012.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.