

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Not required in relation to this 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 Notwithstanding the fact that North Crescent is a private residential estate, the development would be readily visible from the streetscene by virtue of the nature of the proposed development. It is important to acknowledge that North Crescent is a relatively varied streetscene, whereby many of the properties are different in terms of their size, scale and design. The adjacent neighbouring property (No. 7 North Crescent) benefits from a ridge height which is considered to be significantly higher in relation to the application site as do many other properties within the streetscene and as such a precedent has been set for this type of development within the immediate vicinity. On this basis, it is not considered that the increase in height proposed at first floor level would result in any harmful impact or be considered out of keeping with the character and appearance of North Crescent.

7.4 The application site is set back from the main highway by approximately 7 metres and is located to the south/west corner of the estate. As such, the Juliet balcony proposed to the front is not considered to be visually prominent within the existing streetscene and unlikely to result in any significant impact on the character and appearance of the area. The Juliet balcony proposed to the rear would not be visible from the streetscene and as such unlikely to result in any harm to the character and appearance of the area.

7.5 The application also seeks to alter the existing materials of the main dwellinghouse from render to cladded elevations. Whilst this change has the potential to alter the character

and appearance of the main dwelling, it is acknowledged that the properties within the immediate vicinity comprise a variety of different materials, some of which are cladded. Paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness. The main dwelling is currently in a rather dilapidated condition with tiles missing from the existing roof. On this basis, it is considered that the proposed change in materials and alterations to the main dwelling are likely to result in a positive visual improvement when considered in context with the varied streetscene. To ensure the proposed cladding integrates with the surrounding locality, a planning condition has been imposed which requires the applicant to submit a sample/specification for the proposed cladding for agreement by the Local Planning Authority.

- 7.6 Overall, It is considered that the design and appearance of the proposal is appropriate when considered in context with the main dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is not considered that the proposed development would result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.7 As specified above, No.6 North Crescent is set back from the main highway by approximately 7 metres and is located to the south/west corner of the estate. As such the property is not visually prominent within the streetscene. On this basis, the Juliet balcony proposed to the front elevation would not directly overlook any of the adjacent neighbouring properties and would overlook the green amenity space located in the centre of the estate. The Juliet balcony proposed to the rear would not directly overlook the residential properties to the rear and would be sited 5 metres away from the shared boundary and approximately 18 metres from the property to the rear (49 St Andrews Road) which is positioned on an angled orientation when viewed from the application site and therefore not relatively visible. There is an outbuilding evident within the rear garden of No.49 St Andrews Road, however this is heavily screened from the application site by a variety of established trees, shrubs and vegetation. On this basis, it is not considered that this aspect of the proposed development would result in any significant additional overlooking or loss of privacy to any of the adjacent residential properties.
- 7.8 With regards to the increase in ridge height, it is acknowledged that a velux window is proposed within the eastern elevation of No.6 and the adjacent residential property (No.5) currently benefits from a large window at first floor level within the western elevation of their property. The velux window proposed at No.6 has been positioned so that this would not result in any loss of privacy or directly overlook this property and would serve a staircase. The other adjacent neighbouring property (No. 7) does not benefit from any windows within the eastern elevation of their property and as such the velux windows proposed within the western elevation of No.6 would similarly not result in any loss of privacy or additional overlooking. Overall, it is not considered that this aspect of the proposal would result in any unacceptable loss of light, privacy, outlook or appear overbearing to any of the adjacent neighbouring properties.
- 7.9 The application of the cladding would not be considered to result in any impact which would be harmful to neighbour amenity.
- 7.10 Overall, it is considered that the proposal is unlikely to appear overbearing, result in any unacceptable overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site as well as the properties to the

rear. As such, the development is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection have been received in relation to this application.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have a 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/17/00884 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory 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 and block plan (KF/P/07)- received 9th August 2017
Existing ground floor plan (KF/P/01)- received 9th August 2017
Existing ground floor plan (walls to be demolished- KF/P/02)- received 9th August 2017
Proposed ground floor plan (KF/P/03)- received 9th August 2017
Proposed first floor plan (KF/P/04)- received 9th August 2017
Existing and proposed front and rear elevations (KF/P/05)- received 9th August 2017
Existing and proposed side elevations (KF/P/06)- received 9th August 2017
Reason: - To ensure provision of a satisfactory development.