

4 Policy Considerations

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)

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

Building Control

No comments

Development Engineer - Highways

The Highway Authority has no adverse comment 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: 52

Number of site notices: one

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highway and Parking Considerations
- (v) Other matters

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.. Additionally work has commenced in respect to APP/13/0002 and that permission is therefore extant.

(ii) Impact upon the character and appearance of the area

The current buildings are rather plain, and the extra floor is considered to improve the appearance of the buildings and relate satisfactorily to the street scene as there is a higher pitched roof building adjacent that the extra floors will complement. The use of a pod construction, whilst resulting in some loss of traditional design features, providing the materials are appropriate is not considered to adversely impact the appearance of the street scene.

(iii) Impact upon residential amenity

The proposal is designed so that the main windows face to the front and rear and there are only velux windows in the side . The proximity of neighbouring buildings and location of windows in the side of neighbouring properties means there is no overlooking of habitable accommodation. However, because the velux would be in close proximity to the side boundaries a condition requiring obscure glazing is recommended.

(iv) Highway and Parking Considerations

APP/13/0002 was subject to a section 106 agreement in respect to a Hampshire Transportation contribution of £11,235 and this has been paid.

The parking arrangements are as previously approved and the development engineer has raised no objection. .

(v) Other matters .

As work has commenced on APP/13/00002 and the permission predates the introduction of the Solent Recreational Mitigation Project the current application for a variation of condition is not subject to this, nor is it subject to the Community Infrastructure Levy. However, the liability for the Hampshire Transportation contribution of £11,235 remains and this has been paid, and is covered by a S106 agreement which also relates to subsequent permissions of a similar nature, such as the current application.

8 Conclusion

The visual impact of the development is considered acceptable and the highway and parking issues are addressed by the S106 and conditions respectively. The development is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00587 subject to the following conditions

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

Ground and first floor plans A101 v4
Second floor plan and section A102 v4
East and North elevation A103v4
South and West elevation A104v4
3D views and site plan A105v5

Reason: - To ensure provision of a satisfactory development.

- 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development shall not be brought into use until the cycle storage and car parking provision approved under planning permission APP/13/00002 has been provided and shall be made available for car and cycle parking for the development approved at 19 to 23 Creek Road and 29 - 31 Creek Road and thereafter that provision shall be kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted the two rooflights in the north elevation 19-23 Creek Road shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.