

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

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

Arboriculturalist

No objection. If consent is granted a condition should be applied to ensure the trees are protected in line with the Arboricultural report and Tree Protection Plan by Bernie Harverson, dated May 2017.

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 development would be visible from the public realm, although the property is situated at the end of a cul-de-sac and it is judged there would be no harmful

effect on the existing street scene. Whilst the proposal, together with the existing additions would result in a significant increase to the original volume of the property, the new bay window to the northern elevation is the only area where the footprint will be increased and it is judged the scheme would result in a more cohesive appearance to the property. It is therefore considered the scheme would not result in any additional loss of amenity to the property.

- 7.4 With respect to the proposed additions, there is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that first floor side extensions should be set back from the main building line and do not dominate the main frontage. Although it is acknowledged the resulting property will be of a substantial size, it is deemed the proposal meets this requirement.
- 7.5 The original plans included the introduction of fibre cement cladding to the first floor elements of the property. However there are no other examples of this type of finish in the immediate vicinity and following officer concerns, revised drawings were submitted to match the existing render surface.
- 7.6 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces, which have been indicated on the proposed block plan.
- 7.7 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

- 7.8 The proposed extensions are to be built over and on the footprint of existing single storey extensions and as such would not project any closer to the property boundaries, albeit at first floor level. There are no new windows at first floor in the eastern and western (side) elevations of the scheme. Whilst there are new first floor windows in the rear elevation of the extension serving a bedroom, en-suite bathroom and bedroom extension, there are existing bedroom windows in the rear elevation of the property, therefore a degree of overlooking to the gardens of properties in Edgefield Grove already exists. Due to the position of the property, it is deemed any bearing on 28 Cornbrook Grove would be minimal.
- 7.9 It is considered that the new windows and doors in the ground floor of the extension would have negligible impact on the neighbouring properties due to their location, distance from the property boundaries and the existing fencing.
- 7.10 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.

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/17/00471 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 must be undertaken in accordance with the arboricultural information and tree protection plan supplied by Bernie Harverson, Arboricultural Consultant.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 16.404.SP 01A1 Location and block plan, existing floor and elevations plan
Drg No. 16 404.SP 02A Rev A Proposed block plan, floor and elevations plan
AIA, method statement and tree protection plan dated May 2017

Reason: - To ensure provision of a satisfactory development.