

Recommendation: **GRANT PERMISSION**

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)

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

None

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: 7

Number of site notices: 1

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) CIL

(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. In addition the principle of the development was established under application APP/16/01208.

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

The consideration in this application is whether the amendments to the design are acceptable in the context of the area. The proposed design and fenestration changes are on the side and rear elevations, which are largely screened from public vantage points. Notwithstanding this the proposed amendments to the design and fenestration are considered acceptable and would not have a significant adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The amendments in this application consist of new windows at first floor on the north and south elevations. These windows would serve en-suites, it is considered that

given the relationship with the neighbouring properties, that these windows should be obscure glazed in order to prevent direct overlooking into the private amenity areas of both adjacent neighbours, condition 4 is proposed in order to ensure the windows are obscure glazed.

(iv) CIL

The development is for a replacement residential dwelling and therefore CIL is liable, based on the floor area the charge would be £14,126.58. However the original application has been submitted with Form 7 - Self Build Exemption Claim form, which can be carried across to this application, as it is for a variation of condition, this means that CIL is now not liable for the charge, subject to the relevant criteria.

8 **Conclusion**

The proposed amendments are not considered to have a significant adverse impact on the character and appearance of the area or on amenities of neighbouring properties, as such the development is considered acceptable.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00355

(A) subject to the following conditions

- 1 The development must be begun not later than 14th February 2020.
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 development hereby permitted shall be carried out in accordance with the following approved plans:
Plans and elevations DrawingNo. 16/414/01 Revision N
Reason: - To ensure provision of a satisfactory development.
- 3 The materials to be used in the development shall be:
Brick sample - Wienerberger Sussex Red
Tile sample - MarleyEternit Ashmore Old English Dark Red
Unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development would not have an adverse impact on the character and appearance of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the windows in the first floor on the north and south (side) elevations shall be fitted with, textured glass which has an 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.