

06/52700/012 - Erection of 1.2m high close boarded fencing to front of property.,
PERM,21/11/2006

APP/12/00127 - Change of use from residential dwelling to residential institution and
construction of two single storey extensions., PERM,31/01/2013

APP/13/00537 - Discharge of Condition No/s 2 to 8 of Planning Permission
APP/12/00127., PERM,02/07/2013

3 Proposal

Variation of condition No.8 of Planning Permission APP/16/00748 to vary approved
plans relating to change to proposed roof form and addition of window to rear
elevation.

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

CS1	(Health and Wellbeing)
CS15	(Flood and Coastal Erosion)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
CS8	(Community Safety)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
-----	--

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Car parking and highway matters
- (v) Flood Risk

(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. Planning Permission was recently granted for a first floor extension and this proposal seeks to vary the design of the extension and therefore the principle is considered acceptable.

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

The design has been amended from the previous permission to reduce the ridge height of the rear extension which would result in a double rear gable with valley between. This is a traditional form of extension which would be subservient to the existing building and is considered appropriate in design terms.

Windows positions would be amended on the east elevation, however these would continue to have an acceptable appearance.

The proposal is considered to have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The principle of a first floor extension has already been accepted, it is therefore necessary to consider the differences between the approved design and the current proposal.

the previous consent was for a taller but hipped rear extension. The current proposal is for a lower but gabled rear extension. This new gable matches the retained gable. There remains three rear windows these previously served bedrooms (2) and an en-suite and now would serve bedrooms (2) and corridor. The main impact of the rear extension is considered to be to 84A to the east. The rear extension would not project beyond the existing two storey section and the extension would be in excess of 30m from the dwelling house of No.84A. Whilst there would be a bedroom and an corridor window facing No.84A, given the separation distance this relationship is considered acceptable and exceeds the recommended distance in the Councils Borough Design

Guide.

The property to the south No.82 is set off beyond an existing extension to No.84. There is an en-suite and office window proposed at first floor level. The previous scheme also had 2 windows proposed. The windows would face the roof of the existing side extension which would prevent direct overlooking. This relationship is considered acceptable.

Relationships with other properties remain unchanged.

Concerns were raised on the previous application in relation to the construction phase of the development. Conditions are recommended in relation to the construction phase with the aim to minimise the impacts of the development. It must however be recognised that any construction does cause impacts to neighbours. This is however time limited and cannot be entirely avoided. The use of the side access for material delivery (an unadopted road) would be a matter for the owner(s) of the land (it does not appear from GIS that the land is owned by HBC).

(iv) Car parking and highway matters

These issues have been addressed in relation to the previous scheme and a planning condition in relation to parking is recommended.

(v) Flood Risk

This issue was considered previously and it is considered that the proposal is acceptable in relation to flood risk.

8 **Conclusion**

In conclusion, the proposal is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and on residential amenity. Parking and highway safety issues have been considered. On balance it is not considered that a car parking reason for refusal could be substantiated. Planning permission subject to appropriate planning conditions can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00116

(A) subject to the following conditions

- 1 The development must be begun not later than 21st November 2019.
Reason: To comply with the requirements of Section 73 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the en-suite window in the first floor on the elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

- 4 The children's accommodation hereby permitted shall not at any time be occupied by more than 7 residents aged between 10 and 18 years of age.

Reason: To accord with the terms of the application and in the interests of the residential amenities of the area having due regard to Havant Borough Local Plan (Core Strategy 2011) policy CS16 and to the National Planning Policy Statement.

- 5 The site shall be used only for a Children's Home, and for no other purpose whatsoever including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In order to control the use in detail in the interests of the residential amenities of nearby residents, to ensure satisfactory parking arrangements and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS16 and DM13, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

- 6 The development hereby permitted shall take place in accordance with the details approved by the Local Planning Authority on the 7th March 2017 in relation to Condition 6 of Planning Permission APP/16/00748 and as shown on Site set up plan 16-034-04RevA. . This relates to the following matters:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The car parking, servicing and other vehicular access arrangements submitted in relation to planning permission APP/16/00748 and shown on the approved plans (Drawing no. 01 rev E) to serve the development hereby permitted shall be made fully available for use prior to the extension hereby approved being first brought into use and shall be retained thereafter for their intended purpose.

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.

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

Elevations and Floor Plans Drawing No. 02 Rev F

Plans and Elevations as Existing (including parking layout) Drawing No. 01 Rev E (submitted in relation to APP/16/00116)

Design and Access Statement Rev A (submitted in relation to APP/16/00116)

Flood Risk Assessment July 2016 (submitted in relation to APP/16/00116)

Applicants additional information re Staff/Children numbers (submitted in relation to APP/16/00116)

Reason: - To ensure provision of a satisfactory development.