

Recommendation: **GRANT PERMISSION**

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

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: 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on highways
- (v) Developer contributions

(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. In addition the principle of development was established in the previous application

(ii) Appropriateness of design and impact on the character of the area

7.3 The impact on the character and appearance of the area was considered acceptable in the previous application and no significant external changes are proposed in this application.

(iii) Effect on neighbouring properties

7.4 The impact on the amenities of neighbouring properties was considered acceptable in the previous application and no external changes are proposed in this application.

(iv) Impact on highways

- 7.5 This application proposes to vary condition 5 of the previous application to remove the reference to cycles and the storage of bins. The application submission puts forward the proposition that refuse bin storage is not required, and cycle storage to the front of the property is also not required. Bearing in mind that the development the subject of Condition 5 is only a 1-bedroom annexe, with areas of amenity space to both the side and rear of the dwelling, it would appear that there are a number of options available for the reasonable storage of bins and cycles within the curtilage of the site without having to rely on the originally proposed frontage bin and cycle storage areas. It is therefore considered that these elements of the condition are not necessary. The retention of the existing parking (also the subject of Condition 5) can be covered under a revised condition to ensure that the development retains the appropriate level of parking in accordance with the parking SPD.

(v) Developer contributions

- 7.6 The proposal is subject to the Community Infrastructure Levy and appropriate forms were submitted in the previous application, although the amount payable would be nil as there would be no net gain in floor space.

The new dwelling would also be liable to a financial contribution in respect of the Solent Recreation Mitigation Project and an appropriate Deed and Payment have been provided under the previous application.

8 Conclusion

- 8.1 The variation of condition is considered acceptable as cycle and bin storage has already provided on site, therefore it is considered acceptable to amend this condition to ensure that the parking is provided and retained in accordance with the approved plan.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00044 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
DPA-01 00 Drawing for Variation 9th January 2017
Reason: - To ensure provision of a satisfactory development.
- 2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the dwelling hereby approved, including the addition of windows, permitted by the Order, as amended, shall take place without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual and neighbouring amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development shall provide for the parking of vehicles (as shown on drawing DPA-01 00 Drawing for Variation 9th January 2017). Such areas shall be retained and used solely for those purposes.
Reason: In the interests of the amenities of the locality and highway safety and having due regard to policies CS 16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.