

Recommendation: **GRANT PERMISSION**

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: 2

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 streetscene
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the streetscene

The substation owing to the elevated base is prominent in the street scene. The construction of a brick enclosure in brickwork to match the nearby dwelling will help the structure blend with the surrounding development and is considered to have an acceptable impact on the street scene.

(iii) Impact upon residential amenity

The substation, owing to its elevated base and green GRP finish is prominent from the properties which lie to the south. The erection of a brick enclosure with a matt grey GPR finish to the roof will result in a development more in keeping with the finish of the new housing currently being constructed and as such will be less intrusive, reducing the visual impact to an acceptable level.

8 **Conclusion**

The proposal results in an appearance more acceptable in this residential area and reduces the visual impact of the development to an acceptable level.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01227
subject to the following conditions

- 1 The brick enclosure shall be constructed in accordance with the approved plans and details within 3 months of the date of this planning permission unless otherwise agreed in writing by the Local Planning Authority.
Reason: - To ensure provision of a satisfactory development.
- 2 The external materials shall comprise Weinerberger Mapelhurst Light multistock brickwork to match the adjacent dwelling and the roof is to be grey GRP lead affect with a matt finish.
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 hereby permitted shall be carried out in accordance with the following approved plans:
Sub station Maintenance Access ST-10-24
Sub Station Detail ST-10-23C
Letter from Barrett Homes Southampton - Confirmation of description change and materails dated 6 December 2016.
Reason: - To ensure provision of a satisfactory development.