

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist Comment:

In this instance as it is a relatively modest extension I will not raise objection however the Heras type fencing compliant with BS5877 (2012) will need to be conditioned if approved.

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: 9

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
- (iv) Trees

- (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 principle the proposed changes are not considered to significantly alter the visual appearance of No 5a. The boundary to the front will be in keeping to neighbouring examples and it is felt to be an acceptable height with a limited and acceptable impact. Therefore the principle of the development is considered to be acceptable.

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

- 7.3 The proposed two storey extension would feature a pitched roof and would be reasonable in scale in that it would not be out of keeping with the other pitches and gables that characterise this rather complex existing roof structure. The two storey rear extension will not be overbearing to the main property and sufficient amenity space would be retained in the rear garden. Matching materials are proposed.
- 7.4 It is considered that the extension along with the changes to the fenestration and front boundary fence will not harm the visual appearance of this dwelling house. It is noted that other examples of similar boundary fences are present within Shawfield Road which should ensure that the works to No 5a do not look out of place not detract significant character from the area.
- 7.5 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

- 7.6 The closest neighbour would be the one to the north of the site. However, this adjacent dwelling is located sufficient distance from the shared site boundary so as not to be detrimentally impacted to an unacceptable extent. All other surrounding dwellings are also located sufficient distance away from the proposal such that no new issues of overlooking or overbearing will be created. To this regard it is considered that the scheme will accord with policy CS16 (e) of the Core Strategy.
- 7.7 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.

(iv) Trees

- 7.8 A constraints plan has been submitted as part of the application which is not considered by the Arboricultural Officer to be complaint with BS:5877:2012. No objection has been raised but a request has been made that a condition is included with the decision to ensure the works are carried out in compliance to BS:5877:2012 and that Heras type fencing is used prior to the development commencing and throughout the development. This will be conditioned as part of the decision to ensure the protection of the TPO trees onsite.

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/16/01149 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 on the extensions hereby approved and the brick sections of the front boundary wall shall match, in type, colour and texture, to 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 No development shall take place until the TPO trees within the side and rear amenity space of 5a Shawfield Road has been enclosed with Heras type fencing in accordance with BS:5877:2012. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5877:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location and Block Plan Drawing No: 1656-1010

Existing Site Plan Drawing No: 1656-1020

Proposed Site Plan Drawing No: 1656-103A

Existing Ground Floor Plan Drawing No: 1656-2010

Existing First and Roof Plan Drawing No: 1656-2020

Existing Elevations Plan Drawing No: 1656-3010

Proposed Ground Floor Plan Drawing No: 1656-401B

Proposed First and Roof Plan Drawing No 1656-402B

Proposed Elevations Drawing No: 1656-501C

Existing and Proposed Street Elevations Plan Drawing No: 1656-5020

Tree Constraints Plan Drawing No: 1656-1050 Received 12.12.2016

Reason: - To ensure provision of a satisfactory development.