

Recommendation: **GRANT PERMISSION**

ENP D1 (General Design Policy)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

County Archaeologist

Thank you for your consultation. The site is located within an area of high archaeological potential, with previous excavations within the property (and neighbouring properties) identifying the remains of an early-medieval occupation site. However, the proposal is going to be largely located within the footprint of existing development within the site (specifically the existing garage). Therefore there will be only very limited new impacts within the site and, on this basis, I would not raise any archaeological issues.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of representation raising the following issues:

- Timber cladding very inappropriate in an area of tiled cladding on brick. This could open opportunities for all manner of outrageous developments in an area of sedate and traditional design
- No objection to principle of extension and improvement
- Building lines should be maintained
- Coloured windows and use of vertical weathered timber cladding are not in keeping with the current street style
- Support inclusion of solar panels but could be frameless style with more sympathetic matching black edges

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) Parking

(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.

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

7.3 The existing garage building encroaches the boundary with No.7. The proposed development would replicate this, and it is noted that the applicant has completed the necessary ownership certificate (B). Whilst ordinarily proposals that encroach boundaries are not encouraged, as it is an existing situation, in terms of the visual appearance in the street scene this element would not change. It is a civil matter between the parties as to whether permission is given to construct the development with a boundary overhang should permission be granted. The additional first floor element would be set back from the frontage and set off the boundary with No.7 so as not to result in a terracing effect.

7.4 The external materials to be used include pre weathered vertical timber cladding and whilst this is not a common material finish in the locality, there is an example nearby. There is a variety of external materials in the locality, which include render and tile hanging, however, a brick finish predominates. In this context, the use of varying materials is considered acceptable.

7.5 The use of photovoltaic panels to the southern roof slope is considered acceptable.

7.6 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

7.7 The proposals include two rooflights in the northern roof slope of the single storey element, one of which is relatively large and would serve an art studio. In order to prevent any undue potential overlooking of the neighbouring property it is considered necessary to impose a condition restricting the opening to be a minimum of 1.7m from internal floor level should permission be granted.

7.8 Whilst the proposals include a two storey element, this would be set away from both adjacent boundaries reducing any potential impact on neighbouring amenity.

- 7.9 Consequently, it is considered that the proposal will not 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).

(iv) Parking

- 7.10 The proposals would result in the loss of garage car parking, however, there would be no increase in the number of bedrooms and there is sufficient car park provision on the frontage that would accord with the Council's parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/22/00552 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 development hereby permitted shall be carried out in accordance with the following approved plans:

0010 REV 01 - LOCATION PLAN

0100 REV 01 - BLOCK PLAN

0201 REV 01 - PROPOSED FLOOR PLANS

0301 REV 01 – ELEVATIONS

0200 REV P02 - ROOF PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 2021.

- 4 The two roof lights in the northern side elevation of the development hereby permitted shall be positioned with the lowest part of the opening a minimum of 1.7m above the internal floor level of the room to which it serves.

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 2021.