

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comment received.

Councillor Ms C Diamond - Purbrook Ward

No comment received.

Councillor Ryan Brent

No comment received.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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

(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 proposal consists of a 7.8m by 2.5m Walksure anti slip ramp and natural timber railings in Sand Brown to the front elevation to improve accessibility to the property. The size of the proposal is subservient to the dwelling and is appropriate in context to the

street scene, and the set back of the dwelling from the highway means that the proposal is less prominent. The materials of the ramp are in keeping with the main dwelling, as wood is present on the front elevation and the side gate.

- 7.4 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

- 7.5 To the east is No.7 The Dale. This neighbouring property is set back behind No.5, and the proposal would not be readily visible from this dwelling. The proposal would not impact outlook, light, or privacy with regards to this property, and would not be overbearing.
- 7.6 To the west is No.3 The Dale. This neighbouring property is forward of the front elevation of No.5, meaning the proposal would not be visible from the windows within the front elevation of this neighbouring dwelling. There is a window within the side elevation that faces the proposal, but it is high level and obscure glazed. The proposal will not impact outlook, privacy or light to this neighbouring dwelling and would not be overbearing.
- 7.7 To the south, opposite the proposal is No.14 The Dale. The proposal would not impact light, outlook or privacy to this neighbouring dwelling due to the scale and distance between the properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/23/01032 subject to the following conditions

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

(WD)-P-004 REV A LOCATION PLAN, BLOCK PLAN AND EXISTING AND PROPOSED PLANS

Reason: - To ensure provision of a satisfactory development.

- 2 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.