

CS7	()
CS9	(Housing)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Borough Design Guide

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council- Hampshire Fire & Rescue should be consulted.

Environmental Health Manager, Community Group

I would ask that Planning consideration be given to the neighbouring private residence to the south of this property. It would appear that decking to be provided to the external entranceways of four proposed bedrooms on that elevation will face directly onto the neighbouring property. Furthermore the existing decking off the lounge to the rear of the property currently has a screen fence along the southern edge of the deck; on the proposed new deck this screen is no longer depicted, with only a low height balustrading shown. Again this could create privacy issues in the future, with the potential for complaints being directed at and to the Council. I have perused the enclosed plans / documentation provided by the applicant. I have no objection in principle to this application but would ask for informatives if consent is to be granted.

Officers note- plans amended to provide screening to decking and ramps.

Development Engineer No objection. Existing 15 car parking spaces are acceptable

Hampshire Fire & Rescue No comments 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: 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) Impact upon visual amenities
- (iii) Impact upon residential amenity
- (iv) Adequacy of the site to accommodate the development.

(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. The site is occupied by an existing care home and the works would provide for additional care facilities in accordance with Policy CS7.3.

(ii) Impact upon the visual amenities

The replacement porch will be set back from the road and viewed in the context of the existing building and will have little impact on the street scene. The rear extension and decking will infill a corner to the rear of the existing building, and whilst visible from the Park, they will not project further towards the park than the existing development on the site.

The property is currently served by decking to the rear, which would be demolished to make way for the proposed extension. Replacement decking is proposed to the rear and side (south). This would be relatively low level when viewed from the park and is not considered to be visually detrimental.

(iii) Impact upon residential amenity

The main impact relates to the bungalow at No. 43 Beach Road. This bungalow is located close to the boundary and has a secondary living room window in the side elevation. The proposed works including the screening to the ramp at the side would result in some loss of light, especially given the raised floor level of the proposed development by approx 0.5m as the ground falls to the south, however, the bungalow has a further window in the rear elevation, and the impact is not considered detrimental. In respect to the decking and ramp on the side and rear, this is required to provide a secondary means of access in the event of fire. The plans have been amended to screen both the decking and ramps to maintain privacy.

(ii) Adequacy of the site to accommodate the development.

The proposal will increase the number of bedrooms by 5, comprising 3 and a replacement lounge area within the proposed extension, and the other 2 by rearrangement of the existing accommodation, including a reduction in the kitchen area as meals will no longer be cooked on site. The site is relatively tight, and the amenity area will be mainly restricted to the rear deck and a small depth of garden beyond this.

However, given the outlook over the park it is considered that amenity levels will be adequate and the development can be satisfactorily accommodated on the site.

The existing access and parking arrangements will be unchanged, and the Development Engineer has no objection on highway safety grounds.

8 **Conclusion**

The proposed works would be acceptable in principle and, subject to conditions, would not have a detrimental impact on the character and appearance of the application site and locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00168 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 Compulsary Purchase Act 2004.
- 2 The external materials used 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.
- 3 The car parking for 15 cars shall be permanently retained and maintained for such use by the premises unless otherwise agreed in writing by the Local Planning Authority. **Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Screen fencing in accordance with the details set out on drawing Nos 003 rev D, 004 rev D and 005 rev D, shall be erected prior to occupation of the development hereby permitted and the screening shall thereafter be permanently maintained unless agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No floodlighting or other form of external lighting scheme shall be installed

unless it has been approved by the Local Planning Authority.
Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning

Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No external ventilation equipment or means of extraction for the kitchen operations shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type, external appearance and operating details including details of noise and vibration levels. Any ventilation/extraction scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of the site and nearby residential properties from disturbance / pollution and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Existing Plans, Location Plan and site plan Drg 001 rev A

Existing elevations Drg 002 rev A

Proposed floor plan Drg 0003 rev D

Proposed floor plan Drg 004 rev D

Proposed elevations Drg 005 rev D

Proposed Sections Drg 006 rev B

Proposed roof structure Drg 007 rev B

Reason: - To ensure provision of a satisfactory development.