

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: 16

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Comment	Officer Comment
Concerns over roofing due to being old	These are not material planning considerations.
Poor condition of side wall	
Access not possible	

Number of representations received: 1

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 character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 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 character and appearance of the area

7.3 The proposed development would involve the internal refurbishment of the takeaway restaurant, including replacing the roof at the rear, a dormer and fenestrational alterations. The proposed use of the building would remain the same with the same footprint. The proposed replacement roof would be approximately 600mm higher than the existing roof to improve space at first floor level. The flat roof dormer would be constructed on the east side to provide additional headroom for stairs.

7.4 The proposed replacement roof would have steel profiling sheeting. This would not be readily visible from the street scene and is considered to be of appropriate design.

7.5 There would be no visible changes from the street other than the replacement doors and windows thus it is considered to be in keeping with the character of the area.

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) Impact upon residential amenity

7.7 To the front there would be replacement windows and doors along with the garage door being replaced like for like. This is not considered to have any impact upon neighbouring properties.

7.8 On the west side there would be no alterations therefore having no impact upon flats No.s 102-106.

7.9 On the east side there would be some fenestrational alterations. These are not considered to cause overlooking facing out onto a garage yard creating similar views to that already established. Furthermore, the increase in roof height is not considered to have a negative impact on the flats which has no side windows.

7.10 To the rear there would be some fenestrational alterations however it would be similar to what has already been established thus deemed acceptable.

7.11 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).

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00136

- 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:

Location Plan and Block Plan - 001
Proposed Plans and Sections - 110
Proposed Elevations - 210
Design and Access Statement

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.