

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

- E1* (High quality design)
E18 (Trees, hedgerows and woodland)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

I raise no Arb objection to the proposed development as the proposals appear to be outside the RPA for the trees on site. If permission is given, and the AMS and TPP are conditioned and strictly adhered to then there is unlikely to be any adverse effect to the trees.

Drawing KALO-0253-1000 AMS and TPP to be conditioned - in conjunction with all tree protection to be installed prior to any work starting on site and signed off by the LPA. No works to take place prior to the written agreement from the LPA that the tree protection is in order and set out as per the TPP shown on drawing KALO-0253-1000.

Community Infrastructure, Planning Policy & Urban Design

CIL Liable as the proposed extension is more than 100 sqm:
<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

A completed CIL Form 2: Assumption of Liability is required.

The applicant has submitted a claim for extension relief.

Councillor D Guest - St Faith's

No comments received.

Councillor J Branson - St Faith's

No comments received.

Councillor T Pike - St Faith's

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

3 letters of representation raising the following issues:

- Damage to private road due to heavy vehicles, skips and lorries coming and going during the work
- Increased traffic
- Restrictive covenants
- Care should be taken regarding TPO tree
- Aesthetically the proposed scale, particularly height, does appear out of kilter with the size of other houses on the road, however, the needs of a large family is understood and should not seriously affect privacy or light to adjacent property No.8
- Increase in parking provision is supported
- Adequate drainage needs to be installed
- Question regarding a business

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
- (v) Impact on trees/ecology

(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 proposed alterations are extensive and would result in a much different appearance than the existing dwellinghouse. However, the immediate location namely, Meadowlands, comprises an eclectic mix of styles and designs of large properties, all of which are sited within relatively spacious grounds, including the application site.

7.4 The proposed design and appearance is also considered acceptable within its context and immediate surroundings.

7.5 Whilst the proposals would substantially increase the scale and massing of the

building, the increase in height would only be approximately 1m. The site is of such a size that the increase in the scale and massing can be accommodated and would not be out of character in this context.

- 7.6 It is considered that the development would also not result in any adverse impact on the visual amenity of the street scene and, as such, is considered acceptable.
- 7.7 The existing parking area would be extended to the frontage. Whilst this would introduce a significant amount of additional hardstanding and reduce what is currently a grassed area, the comments regarding parking issues are noted and it is not considered that this would unduly result in any significant adverse impact on the character of the area.
- 7.8 The proposal would also create a self contained annex, however, there is a link to the main dwellinghouse. A suitable condition is recommended to ensure that this element remains ancillary to the main dwellinghouse.
- 7.9 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

- 7.10 Whilst the works are substantial, it is considered that it would not result in any significant adverse impact on the amenity of any neighbouring property.
- 7.11 The concerns raised regarding the private road and potential damage would not be a planning consideration in this instance.
- 7.12 Due to the distances involved from the neighbouring properties it is not considered that there would be any significant adverse impact as a result of the development.
- 7.13 Any noise and disturbance during construction works would be of a temporary nature.
- 7.14 It is noted that there would be a side window in the north elevation of the roof slope serving a bathroom. In order to ensure this would not result in any adverse impact on the neighbouring property this could be conditioned to be obscurely glazed and non openable below 1.7m from floor level.
- 7.15 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

- 7.16 There would be an increase in the number of bedrooms, however, as noted above, the proposals also involve creating an additional parking area. There would, therefore, be adequate parking provision within the site.

(v) Impact on trees/ecology

- 7.17 The tree officer is satisfied that subject to the proposed tree protection measures that

there would unlikely be any adverse impact to retained trees.

- 7.18 Whilst no ecological information has been provided with the application, the majority of the roof of the existing dwelling is in habitable use and therefore unlikely to accommodate bats. However, it is recommended that an informative be added to any decision notice advising the applicant that if bats are then found the advice provided by Natural England should be followed.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene 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/21/00170 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:

KALO-0253-109 REV A - LOCATION PLAN

KALO-0253-108 - PROPOSED BLOCK PLAN

KALO-0253-101 REV B - PROPOSED GROUND FLOOR PLAN

KALO-0253-102 REV B - PROPOSED FIRST FLOOR PLAN

KALO-0253-103 REV B - PROPOSED SECOND FLOOR PLAN

KALO-0253-105 REV A – PROPOSED FRONT AND SIDE ELEVATIONS

KALO-0253-106 REV A – PROPOSED REAR AND SIDE ELEVATIONS

KALO-0253-107 - PROPOSED ROOF PLAN

KALO-0253-104 REV B - PROPOSED STREET SCENE

Reason: - To ensure provision of a satisfactory development.

The development shall be carried out in the following materials:

Walls - brick to match existing

Roof – slate and single ply flat roof

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.

- 4 No development including site clearance shall commence on the site until all [trees / shrubs and / or other natural features], not previously agreed with the Local Planning Authority for removal, shall have been protected by tree protection measures as shown on drawing LALO-0253-1000 AMS and to be agreed in writing by the Local Planning Authority that the tree protection is in order.

Such tree protection measures shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 The annex hereby permitted shall only be occupied in connection with, and ancillary to, the occupation of the existing dwelling on the site, and in particular shall not be separately let, sold or otherwise occupied as a separate independent dwelling.

Reason: Because of its small size the accommodation would be out of keeping with other properties in the locality, which would be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 6 The 1st floor level bathroom dormer window in the western side elevation hereby permitted shall at all times be and remain glazed entirely with obscure glass. The particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and only openable above a height 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.

