

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

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: 3

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Trees

(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 development would involve a single storey side and rear extension and a porch. The proposed side extension would be used as a study and utility room and would have a width of approximately 2.5 metres, a depth of approximately 7.2 metres with a part pitched part flat roof having a maximum height of approximately 3.7 metres. The proposed rear extension would have an overall width of approximately 8.5 metres, a depth of approximately 3 metres with a flat roof with a rooflight having a maximum height of approximately 3.5 metres. The proposed porch would be open at the sides and have a width of approximately 1.8 metres, a depth of approximately 1.5 metres with a pitched roof having a maximum height of approximately 3.4 metres.

- 7.4 The property would replace the existing brickwork with James Hardie cladding in anthracite with cream or white render and Marley or Redland plane concrete tiles 10x6 to match existing. This is considered to be of a modern contemporary design and deemed appropriate to the character of the area. It is worth noting some properties within the surrounding area having carried out external alterations.

- 7.5 Part of the proposed works would be visible from the street scene. The property is set back from the highway and due to the modest size of proposed works it is considered to have a limited impact upon the street scene. Furthermore, the proposed extensions would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping 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) Effect on neighbouring properties

- 7.7 To the front the porch would be placed and there would be a window within the proposed side extension serving the study room. This would face out onto the public highway and is not considered to cause any form of overlooking to the surrounding neighbouring properties.
- 7.8 On the east side facing the shared boundary with No.73 Kings Road there would be no side windows within the proposed rear extension. Due to its modest size and existing screening of 1.8 metre high fencing and brickwall it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.73 Kings Road.

- 7.9 On the west side facing the shared boundary with No.77 Kings Road there would be two side windows within the proposed side extension. This would be screened by the existing 1.8 metre high fencing thus it is not considered to cause harmful overlooking to the neighbouring property. The proposed extension would go along the shared boundary with No.77 Kings Road although due to its roof design and orientation it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.10 To the rear there would be a window and bi-folding doors within the proposed extensions. These would face out onto the rear garden and woodland area to the back. These views would be screened by the existing 1.8 metre high fencing along all boundaries thus it is not considered to cause any form of harmful overlooking.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.12 The proposals are not close to the rear boundary, and no objection is raised from the Tree officer following further information/photographs being submitted by the planning agent. Thus it is not considered that the proposal would result in an adverse impact on the TPO area having regard to policy DM8 of the HBC LP (CS).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/21/00738 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:

Location and Block Plans
Proposed Elevations
Proposed Ground Floor Plans

Reason: To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed by the Local Planning Authority the external materials to be used on the property shall be James Hardie cladding in anthracite with cream or white render and Marley or Redland plane concrete tiles

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.