

Recommendation: **GRANT PERMISSION**

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

- DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

I have reviewed the plans relating to the above condition and raise no objection from a heritage perspective with regards to the potential impact on the adjacent heritage asset.

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

County Archaeologist

Thank you for your consultation. In view of the limited scale of the proposal I would not raise any archaeological issues.

Developer Services, Southern Water

Southern Water have no comments to make with respect to variation of condition 2 and 5.

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to

Developer.Services@southernwater.co.uk

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 12

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 conservation area and setting of the listed building
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) CIL

(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.

The conditions proposed to be varied include condition 2 - compliance with plans condition and condition 3 which relates to screening to the previously approved balcony and is as follows :

The 1.7m high side panels as shown on Drawing Number 04 Rev C to the east side of the first floor roof terrace hereby approved shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be provided prior to the roof terrace first being brought into use. The side panels shall be retained and maintained thereafter in accordance with the approved details.

Reason: *In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

(ii) Appropriateness of design and impact on the character of the conservation area and setting of the listed building

- 7.3 This development was granted permission in 2020 under application APP/20/00870. This proposal seeks to vary conditions 2 and 5 of that permission to remove the previously approved rear elevation, first floor balcony and extend at first floor level to the rear to create an enlarged bedroom 1. The extension would have a pitched roof in continuance in both height and design with the existing roof and would have a total depth of approximately 1.8 metres and would include a window to the rear elevation serving the enlarged bedroom 1. Condition 5 is no longer necessary due to the removal of the balcony from the proposal.
- 7.4 The proposed alteration would be relatively modest in scale, with the design remaining cohesive with the existing property. The additional depth at first floor level is not judged to result in overdevelopment of the site. The site is located within the Brockhampton Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The site is also adjacent to a listed building, and S66 of that same Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The council's Conservation Officer has been consulted in regard to the proposals and has upheld no objection in regard to the scheme.
- 7.5 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 Policies CS16 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would preserve the character of the Conservation Area.

(iii) Effect on neighbouring properties

- 7.6 The proposal is deemed to be less intrusive in terms of overlooking than the previously approved first floor balcony. The extension is not judged to result in harmful overshadowing or overbearing impact to adjacent properties.
- 7.7 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 Policies CS16 and CS11 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.8 The extension would only enlarge bedroom 1 and would not result in any additional bedrooms from what was previously approved under APP/20/00870.

(v) CIL

- 7.9 This proposal would result in less than 100 square metres floor space increase and therefore is not CIL liable.

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/21/00982

subject to the following conditions

- 1 The development must be begun not later than 20th November 2023.
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:

PL.374.20.03.E Proposed floor plans
PL.374.20.04 E Proposed elevations
05 Location and block plan

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the ensuite window in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 4 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

