

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not required for this application

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

Whilst the proposed extension would be visible from the public realm, it is important to note that an existing metal storage container exists to the southern elevation. This storage container is in a very dilapidated condition, therefore, it is considered that the removal of this structure and the erection of a single storey extension in this location

would enhance the visual appearance by virtue of the materials proposed (brick) resulting in a more positive impact upon the character and appearance of the area.

The design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is not considered that the scheme would result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Impact upon residential amenity

A metal storage container currently exists to the southern elevation of the application site in the location of the proposed extension. Whilst it is noted that there is a row of terraced properties to the south of the site, whereby the rear gardens would be sited immediately adjacent to the proposed extension, It is not considered that the development would result in any additional overlooking, loss of light, privacy or appear overbearing in comparison to what is currently evident on site.

On this basis, the proposal is likely to have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received with respect to this scheme.

8 Conclusion

The development proposed is considered to be acceptable and is likely to result in a very limited and acceptable impact on the surrounding and adjacent neighbours. It is considered that the proposal meets the requirements of Policy CS16 of Havant Borough Councils Core Strategy and the scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01085 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 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site location & block plan (DWG No: WH-002)- received 20th October 2016
Existing and proposed elevations (DWG No: WH-001)- received 20th October 2016

Proposed section (DWG No: WH-001)- received 20th October 2016

Reason: - To ensure provision of a satisfactory development.