

Submission Version Havant Local Plan
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No comments received.

Councillor Clare Satchwell - Hayling East

No comments received.

Councillor I Scott Hayling West

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 objections

Comment	Officer Comment
The cladding of the front of the house, or even the existing side extension, would be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council, Borough Design Guide, Supplementary Planning Document 2011 and the design policies of the Framework. These policies seek to ensure, amongst other things, that new development is designed to high standard with designs that complement or enhance the local area. Cladding the front of this attractive bungalow would make it an eyesore which would stand out to the detriment of the local character.	Reviewed in paragraphs 7.3 & 7.4
If the southern side extension was built without the appropriate authority, the Council should apply the Building Regulation rules that apply in such cases.	Once planning approval is granted, the applicant may apply for building regulations.

It should be noted that the representations above were made on the original description of development, which along with the retrospective single-storey side extension, included the addition of the light grey PVC wood effect cladding along the side and front elevations of the property. This proposed development has since been

removed from the application and therefore the development description.

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

(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 retrospective single-storey extension is located on the south-western side elevation of the host dwelling and appears as a discreet minor addition to the main dwelling. Although the light grey PVC wood effect cladding utilised as a finish on the extension does not reflect the existing materials on the main dwelling, the minor nature of the extension results in a limited visual impact upon the existing character of the street. This visual impact is not considered to be severe enough to warrant a planning refusal.

7.4 The original proposal also included the proposed addition of light grey PVC wood effect cladding across the entire front elevation of the main dwelling. This extent of wood effect cladding was considered to conflict with the existing character of the locality and would have resulted in a large expanse of an incongruous material in a highly visible location on the dwelling. The applicant has since revised the plans to retain only the already constructed single-storey side extension.

7.5 The design and appearance of the retrospective single-storey side extension 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 2011). It is considered that the scheme does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Due to its location and minor nature of the retrospective development, the single-storey side extension would not be considered to cause any overlooking, overshadowing or overbearing impacts to the neighbouring occupiers of No. 63 or No. 67 St Thomas Avenue.

7.5 Consequently, it is considered that the retrospective single-storey side extension would have a 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 2011).

8 Conclusion

8.1 The scale, siting and design of the retrospective extension has a limited and

acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/00821, 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 Plan Drw. No. TQRQM21243152919852 - received 09 Oct 2021

Block Plan - received 03 Sept 2021

Amended Existing Annotated Photos - received 13 Sept 2021

Reason: - To ensure provision of a satisfactory development.