

Recommendation: **GRANT PERMISSION**

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 Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

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: 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

- (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 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

- 7.4 As noted above, the plans were amended so that all of the proposed development would now be within the application site.
- 7.5 The proposals would involve 'infilling' a small area adjacent to No.20. It is noted that there is a habitable window in the same position as the dwelling the subject of this application. There is currently a relatively high wall that forms the boundary. The proposals have been designed to reduce the impact on the adjoining property, No.20 by using a pitched roof. The drawing illustrates that there would be no overhang of the boundary. Whilst the neighbours window may lose some light, the window faces directly south so would still receive sunlight. In addition, the application site currently has a rear extension that already reduces the light to this window to some extent. It is also noted that No.18 was granted planning permission for a similar development that went up to the boundary.
- 7.6 The additional 2.8m rear projection is considered acceptable in terms of impact on neighbouring properties.
- 7.7 The proposals include a new first floor level toilet window in the western side elevation. This window is shown as being obscurely glazed and non opening below 1.7m from floor level. As such, a suitable condition is recommended.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to significant loss of light or result in 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/21/00915 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:

252-01-PL - LOCATION PLAN

252-02-PL - BLOCK PLAN

252-05-PL REV A - PROPOSED PLANS

252-07-PL REV A - PROPOSED ELEVATIONS

252-06-PL REV A - PROPOSED SECTIONS

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The 1st floor level toilet 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 2021.