

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comments received.

Councillor J Branson - St Faiths

No comments received.

Councillor T Pike - St Faith's

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposed plans show the planned development crossing the boundary line on the left hand side onto the property of 28 Berkeley Square.	The plans have been revised and the proposed development is now shown within the application site and no encroachment of the boundary with No.28 Berkeley Square.
The plans do not show any drainage for the new roof of the single storey side extension.	This is a matter for the Building Regulations.
Suggests construction hours.	An informative can be added suggesting suitable construction hours in accordance with normal Environmental Health standards.

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) Parking

(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 two storey rear extension would project beyond No. 34 by a small amount but would not project further than No.38 due to the relative siting of the properties. It is considered that this element of the proposals is acceptable in terms of its impact on the character of the area.

7.4 As noted above, the plans were amended to ensure that there would be no encroachment of the boundary with No.38 by the new pitched roof over the side extension and garage (which would become a bike store). This has resulted in a parapet feature in order to ensure that there is no overhang or gutter, albeit the existing gutter appears to overhang the boundary. It is considered that this element of the proposals is acceptable in terms of impact on the character of the area and the visual amenities of the street scene.

7.5 Other properties in the locality have front porches and this element of the proposals is considered acceptable.

7.6 It is proposed to render the existing building and the proposed extension would have matching materials. It is noted that other properties in the locality have white render finishes. The roof would also be changed to a slate finish which is considered acceptable.

7.7 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

7.8 As noted above, following comments raised by a neighbouring property, the plans were amended to ensure no encroachment. No objections have subsequently been raised.

7.9 Due to the relative siting of the neighbouring properties, it is considered that the proposals 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 to the actual proposed development were received with the exception of the initial comment regarding overhang of the boundary which has now been resolved.

(iv) Parking

- 7.10 The proposals will result in the loss of the existing garage, albeit there would be space retained for bikes, however, there would be adequate parking available on the existing hardstanding.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene 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/21/00338 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:

AMENDED BLOCK & LOCATION PLAN

AMENDED PROPOSED GROUND & FIRST FLOOR

AMENDED PROPOSED ELEVATIONS

AMENDED EXISTING ORTHO VIEWS

AMENDED PROPOSED ORTHO VIEW 1

AMENDED PROPOSED ORTHO VIEW 2

AMENDED PROPOSED ORTHO VIEW 3

AMENDED PROPOSED ORTHO VIEW 4

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the Local Planning Authority:

Roof: slate

Walls: brick and render

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.