

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Not required

Development Engineer - Highways

The Highway Authority have no adverse comment on this application.

Building Control, Havant Borough Council

There is a foul water public sewer on site but it is over 10m from the front of the existing dwelling and should not affect proposal

Southern Water No development within 3m of public sewer and no soakaways within 5m. Informative requested.

Hampshire Highways

Comments to be made by the District Council

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 proposal will significantly increase the bulk of the dwelling, however, the design compliments that of the existing dwelling, and the new works are sited off the boundary well set back in the street scene, and as such will not be overly prominent. It

is considered that the scheme would not result in an adverse impact on the visual amenity of the locality. The materials in the main would match the existing with the addition of timber cladding and further details of the materials is therefore the subject of a condition. 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).

(iii) Effect on neighbouring properties

- 7.4 The proposed side extension would be located to the south of the existing dwelling and to the north of the proposed drive for the 4 houses granted permission under application APP/16/00311, which provides separation to the dwelling which lies to the south, and there are no windows in the proposed south elevation.
- 7.5 Consequently, it is considered that the proposal is unlikely to 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 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 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/16/01022

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:
Existing site plan 16.B.00 Rev A
Existing elevations 16.B.01 Rev A
Existing floor plans 16.B.02 Rev A
Proposed site plan 16.B.03 Rev A
Proposed front elevation 16.B.04 Rev A
Proposed rear elevation 16.B.05 Rev A
Proposed side elevations 16.B.06 Rev A
Proposed ground floor plan 16.B.07 Rev A
Proposed first floor plan 16.B.08 Rev A
Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.