

Recommendation: **GRANT PERMISSION**

No drainage observations

Hampshire Biodiversity Information Centre:

Within 50m Protected and Notable Species - Great Crested Newt

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: 1

Summary:

No objections.

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 character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Car parking
- (v) Ecology

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal would include an annex type accommodation at ground floor and it is considered necessary to ensure by planning condition that a separate unit of accommodation would not be created.

(ii) Impact upon the character and appearance of the area

The proposal would result in alterations to the front and side of the property which would be viewed from the frontage. The garage would be converted to form a bedroom and shower room. A first floor extension is also proposed above the existing single storey side element. A gap would be retained to the common boundary and there is a further gap to No.78, it is therefore considered that a 'terracing effect' would be avoided. The design of the extension is considered acceptable.

To the rear, a ground floor extension is proposed this would be built on the boundary with No.74. The extension is considered to have an acceptable visual impact.

(iii) Impact upon residential amenity

The main impacts from the proposed development are considered to be to No. 74 and No.78 Greenfield Crescent.

No.74 lies to the south of the site and is set higher than the application site. This property has a rear conservatory which projects out further than the proposed rear extension. The conservatory has obscure glazed windows facing the application site. Given the single storey nature of the extension and the siting to the north of the conservatory it is not considered that the proposal would have a harmful impact on No.74. It is noted that a letter of 'no objection' has been received from the occupant of this property.

No.78 lies to the north of the site and the blank flank wall of this property would face the application site. This property is set lower than No.76. No.78 has a rear conservatory, however, there would be no change to the single storey rear part of the application site closest to the conservatory. It is considered that the proposed development would have an acceptable impact on No.78.

(iv) Car parking

The proposal would include additional car parking to the frontage. It is considered that realistically parking for two cars could be accommodated on the frontage. This would be below the adopted parking standards, which would normally require 3 spaces, however, there is adequate parking on the road should this be required and it is not considered that a refusal of planning permission based on parking could be substantiated. A planning condition in relation to parking is recommended to secure parking for two cars.

(v) Ecology

The site is identified as being within 50m of a record of a protected species (Great Crested Newt). The proposed extensions to this residential property are not considered to be likely to result in any harmful impact on this species.

8 Conclusion

In conclusion, the proposed development is considered acceptable in principal and would have an acceptable impact on the character and visual amenities of the area and neighbours residential amenities. Car parking and ecological impacts are acceptable.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00220

(A) 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 Compulsary 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not in a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the submitted drawings the extension hereby permitted shall not be brought into use unless and until a plan showing the provision of at least two car parking spaces and details of any retaining wall have been submitted to and approved in writing by the Local Planning Authority and subsequently provided on site. The car parking shall thereafter be maintained in accordance with the approved details for the parking of cars.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan Unique plan ref: p2b/77850/108489
Site Plan Unique plan ref: b90b/77850/108486
Extensions and Alterations Drawing No. P01
Reason: - To ensure provision of a satisfactory development.