

APP/16/00020 - First floor and two storey rear extensions; alterations to the roof including raised eaves levels to front and sides to form 2No. two bedroom properties following demolition of the front porch, and garage with associated parking and landscaping., REF,11/03/2016

3 Proposal

Variation of condition 2 of Planning Permission APP/13/01214 to enable garage to be retained until occupation of the extensions.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 streetscene
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the streetscene

The application to delay the demolishing of the garage until occupation rather than commencement may have a slight betterment to the appearance of the site during the construction phase and materials and such will be able to be stored out of site during the works.

(iii) Impact upon residential amenity

It is not considered that the retention of the garage on site will detriment the residential amenity so long as it is conditioned to be removed upon occupation to ensure that sufficient external amenity space is provided within this site.

8 Conclusion

It is considered acceptable to vary the condition as requested.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00526 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 Prior to occupation of the extensions and alterations hereby permitted, the existing detached garage at the property shall be demolished and the debris removed from the site.

Reason: In the interests of the amenities area and of any future occupiers of the dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan,
3751/500 Rev J (Site Layout Plan)
3571/200 Rev J (Roof Plan)
3571/4 Rev J (Proposed Ground Floor Plan)
3571/5 Rev J (Proposed First Floor Plan)
3571/6 Rev J (Proposed Elevations)
3571/8 Rev J (Proposed Cross Section).

Reason: - To ensure provision of a satisfactory development.

- 4 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, building or enclosure shall be erected within the curtilage of the property.

Reason: In the interests of the amenities area and of any future occupiers of the dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby permitted shall not be brought into use until a minimum of three of the car parking spaces shown on Drawing No. 3571/500 Rev J have been provided and thereafter all of those spaces shall be kept available for that purpose.

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.