

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011

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: 20

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) Effect on character and appearance of area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The plot already contains a residential unit and is within a built up area. The principle of a replacement dwelling is therefore acceptable subject to meeting the normal development control requirements detailed below.

(ii) Effect on character and appearance of area

7.3 The proposed variations to the approved new dwelling would not materially alter the scale and appearance of the dwelling approved under application APP/14/00901. It is therefore considered that the changes proposed are acceptable and will have no greater impact on the character and appearance of the surrounding area than the previously approved permission.

(iii) Effect on neighbouring properties

7.4 The revisions do not impact upon overlooking or allow for increased overshadowing or overbearing effect. It is therefore considered that there would be no greater impact on neighbour amenity than the works allowed under approval APP/14/00901. The variation to the above permission would therefore continue to accord with the relevant

criteria of policy CS16 of the Core Strategy. No objections were received regarding the changes.

8 Conclusion

- 8.1 The amended design of the replacement dwelling is considered to be appropriate to the character of the street and would not result in unacceptable harm to neighbour amenity, highway, protected species, sites of importance or result in unacceptable flood risk. The variation to condition 8 is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00957 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building hereby permitted shall be built in accordance with drawing no. 3369/14 (proposed elevations) using materials approved under APP/15/00766 dated 1 September 2015:
 - 'Storend' render system
 - 'VM Zinc' wall cladding
 - 'Mono-lith' panel facing brickworkOnly such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 4 The development shall be carried out in accordance with the submitted Flood Risk Assessment compiled by Betts Associates, reference FRA 259 dated May 2014. All measures to reduce the risk of flooding shall be fully implemented prior to occupation of the new building hereby permitted.
Reason: To reduce the risk of flooding to the proposed development and

future occupants and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period October to March inclusive.

Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of The Conservation of Habitats and Species Regulations (as amended) and Section 28(l) of the Wildlife and Countryside Act 1981 (as amended).

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the beach to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.

- 6 All materials, equipment and machinery associated with the development shall be stored in a designated compound in the front of the site within the curtilage of the property, the detailed location of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The area described as stone/shingle on the submitted Topographical Survey shall be protected by a minimum 1.8 metres high fence to be erected directly adjacent to the north side of the hedgerow as shown on approved plan EX01 received 20 April 2015. Such fencing shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply and shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: This is required in order to protect the adjacent SPA supporting habitat and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011; the National Planning Policy Framework 2012; Regulation 61 (3) of *The Conservation of Habitats and Species Regulations (as amended)* and Section 28(l) of *the Wildlife and Countryside Act 1981 (as amended)*.

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

Design and Access Statement

Flood Risk Assessment 2 June 2014

EX 01 Topographical Survey

3369/SP01C	Proposed Site Layout Plan, Location and Block Plans
3369/04C	Proposed Lower Ground and Roof Plans
3369/14 Rev B	Proposed Elevations
3369/02C 3D	Model Perspective Views
3369/01C	Proposed Ground and First Floor Plans and Section

Reason: - To ensure provision of a satisfactory development.