

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
-----	--

DM19 (Small Shops outside Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection but proposes spaces are split between flat and retail unit. Note: Agent has advised that the garage houses the wedding car at present.

Economic Development - Commercial and Housing - no response

Environmental Health Manager, Community Group - no objection but informatives requested.

Southern Water - no response

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: 3

Number of site notices: One

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
- (iv) Highway considerations

- (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. With respect to the extension to the retail unit on the ground floor, the unit is not in a local centre so not subject to CS4 of the Core Strategy but will be in accord with CS6 in helping the economy of the Borough and the principle of DM19 of the Allocations Plan with respect to the encouragement that offers to small shops.

(ii) Impact upon the streetscene

The previous application, which was withdrawn, did not relate at all well with the design of the existing building. This proposal is considered to be of an appropriate scale with an appropriate roof design. The materials used and fenestration will now match that of the existing building. Consequently it is considered that it will be acceptable within the street scene. It is therefore considered that the proposal accords with CS16 in this respect.

(iii) Impact upon residential amenity

The area of land serving the adjacent property to the rear is overgrown and not used for amenity purposes. It is not therefore considered that the extension will be detrimental to any amenity. Furthermore no window is proposed at first floor in the rear elevation that would overlook the neighbouring land so will not be prejudicial should anyone wish to tidy the land to make it usable for amenity purposes. The window in the east elevation looks over the parking areas and the garage building for the application site and will not impact on any adjoining owner. It is therefore considered the requirements of CS16 are met in this regard.

(iv) Highway considerations

The extension will reduce the parking area at the side so that there will be two spaces rather than four. The agent has confirmed the garage is used for parking the wedding car but could accommodate two cars. The flat is currently associated with the business and so shares the parking area and therefore it is not necessary to provide full standard for both units. The Dev Engineer has not raised objection. A condition is proposed to ensure the area left is utilised for parking purposes. It is noted that the business already parks a van at times within the head of the cul de sac which is not restricted. It is therefore considered that the proposal accords with the requirements of DM13 and 14.

8 Conclusion

The proposed extension is considered acceptable with respect to relation to the street scene, impact on neighbours and the impact on the highway.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00721 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 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 The development shall not be brought into use until the two spaces approved for the loading, unloading and parking of vehicles have been provided within the site, surfaced and marked out in accordance with the approved details. The two spaces and the existing garage shall thereafter be retained and used solely for the parking of vehicles.

Reason: In the interests of highway safety and having due regard to policy DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drg No 15/393/02 dated June 2015
Existing Plans 1:100
Existing Elevations 1:100
Amended Application Form
Email from D. Treagus of 13 August 2015

Reason: - To ensure provision of a satisfactory development.