

Recommendation: **GRANT PERMISSION**

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

5 **Statutory and Non Statutory Consultations**

Tree Officer

Providing AMS and TPP reports are strictly adhered to and the site monitoring exercise is undertaken - no objection.

Comment - These reports will be included in an approved plans condition

Development Engineer _

No adverse comments

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- (a) Unclear boundary line with adjacent neighbour *This is not a planning matter*
- (b) Concerns about trees and tree protection. *Tree Officer has been consulted with regard to the proposals and raises no objection*

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) Impact upon the Trees
- (v) Other matters

(i) Principle of development

The application site is situated inside of the defined urban area where new development is generally considered to be acceptable in principle subject to the usual development control criteria below. The accommodation within the house includes some assisted living rooms, the agent has advised that the occupiers of the dwelling offer a support role within their own home for people who require some assistance. This is considered acceptable within the C3 remit in so long as the dwelling is occupied as a single dwelling and all food and living accommodation is shared. A planning consent should be conditioned such as to require that the building is inhabited as a single dwelling.

(ii) Impact upon the streetscene

The proposed extensions and remodeling will change the appearance of the dwelling completely. It will change from a traditional design two storey house to a modern white rendered property with rooms in the roof space, effectively forming a third floor. To achieve this level of accommodation the overall ridge height will increase by 0.8m. However, given the form of the building and other large buildings that are numerous in this streetscene it is not considered that the increasing in height will be visually detrimental.

To the south eastern side of the proposed dwelling there is to be a double width, single storey, flat roofed detached garage. It will sit forward of the proposed principal elevation of the dwelling house but in a similar position to the existing garage and set further back than the neighbouring garage to the adjacent dwelling. Due to existing boundary treatment screening and the existence of the neighboring pitched roof garage, the majority of the proposed garage will be out of sight when viewed from St Catherines Road. Notwithstanding this, it would be reasonable to see a double garage of this nature given the existing nature of the road and therefore this element of the proposal is considered to cause little harm to the streetscene.

The dwelling is being extended into the front garden area and into the rear, however it will not be extended further towards the front boundary than the adjacent dwelling to the south west. While the physical alterations will have a clear impact upon the streetscene, it is considered that the proposed change of colour will not have a significant detrimental impact on the visual amenities of the streetscene. There are several examples of other buildings in the surrounding area that have a similar colour palette to the proposed which, although they are of a more traditional style, do blend in to the environment well. It is therefore considered that the design, materials chosen and their respective colours would be acceptable.

(iii) Impact upon residential amenity

There is a balcony and also new windows at a third story level that are proposed to the rear elevation of the dwelling, (north west). However, as the balcony does not extend beyond the furthest section of the rear elevation, the position of the house is central within its plot and there is a 8.5m (approx) distance of separation from the boundary and it is considered that the changes to this elevation of the dwelling remain acceptable in terms of overlooking and neighbouring amenity. Furthermore, there is a good degree of mature vegetation including a TPO tree to this boundary.

The neighbouring property adjacent to the north east is positioned such that any additional overlooking will be across the front garden. The proposed windows facing over the rear garden remain in a similar position to the existing dwelling.

The dwellings to the rear are located sufficient distance from the proposal so as not to be effected to a detrimental extent, (26m approx. from second floor and third floor accommodation)

(iv) Impact upon trees

There are protected trees on the site and a tree protection plan and AIA has been submitted to this regard. The tree officer has found them to be acceptable and has required that they are conditioned as part of any planning consent.

(v) Other Matters

The proposal is subject to financial contributions relating to the Community Infrastructure Levy (CIL). The necessary CIL forms have been completed by the applicant to issue the decision. However, the applicant has stated that they are claiming self build exemption and therefore the agent to the application has been advised by the case officer that the self build form must be submitted prior to commencement and an informative to this regard should be included on a decision.

8 Conclusion

It is considered that, due to the distance involved between the host dwelling and the adjacent neighbouring dwellings that no undue harm will be caused and that this application seeks to remodel an existing building for a more modern larger dwelling and that the additional bulk and design are acceptable.

Therefore it is recommended that permission is granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00151 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) 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 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 as a single unit of accommodation and shall not be used as a separate units of accommodation.
Reason: The additional accommodation is not in a satisfactory position 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement drwg.no 15059 rev a received 17 February 2016
Site Location and Site Plan drwg.no 15059/01 rev a received 17 February 2016
Proposed Site Layout and Tree Protection Plan drwg.no 15059/03 rev b received 29 February 2016
Proposed Ground Floor Plan drwg.no 15059/04 received 12 February 2016
Proposed First Floor Plan drwg.no 15059/05 rev b received 12 February 2016
Proposed Second Floor Plan drwg.no 15059/06 received 18 April 2016
Proposed Elevations drwg.no 15059/07 rev e received 18 April 2016
Proposed garage plan and elevations drwg.no. 15059/08 received 12 February 2016
Arboricultural Impact Assessment prepared by Kim Gifford received 29 February 2016
Reason: - To ensure provision of a satisfactory development.