

Recommendation: **GRANT PERMISSION**

DM20	(Historic Assets)
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Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

County Archaeologist:

The site is located within the historic core of Havant in an Area of High Archaeological Potential (AHAP). Although there is high potential for archeological features or deposits dating back from the Roman period to exist within the site, the small scale of ground works associated with the proposed development, together with the fact that the new extension will be located within the footprint of a previous structure, which will have extensively disturbed sub surface deposits, means that it is unlikely that archeological features or deposits will be exposed during development.

I do not raise an archeological issue in this instance.

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: 1

Statutory advertisement: Not applicable.

Number of representations received: Two in total. Concern over excavation impacts on adjacent property wall, possible maintenance issues and water run-off. The first matter is a private legal matter relating to the method and means of construction, maintenance would also be a matter for the two parties to agree and is not a matter that could prevent the granting of a planning permission. Further information in relation to the gully treatment has been received in relation to the Listed Building Application and this is considered to provide a suitable feature a condition is recommended in relation to the provision of drainage from the roof. The comments received generally relate however, to the lack of information at time of the application being submitted. Once this information was available on the Council's website, no further objections were received.

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 of the design and effect on the streetscene / conservation area
- (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 of design and effect on the streetscene / conservation area

The proposed extension would not be visible from the streetscene or conservation area. The design features a mono-pitch roof and relates well to the design and architectural form of the main dwelling. Adequate amenity space would remain in the rear garden.

(iii) Impact upon residential amenity

No. 6 extends out further than the proposed extension so it would have limited impact on the amenity of No. 6. The northern wall of No. 10 forms part of the garden boundary for No. 8. The removal of the outbuilding which is attached to this wall is not considered to result in any harm to the amenity of No. 10, which is currently used as a solicitors. The impact on the historical character of the building is fully assessed in the listed building application (APP/15/00755). In the assessment it is concluded that subject to conditions imposed on the Listed Building Consent the impact of the development on the character and appearance of the Listed Building would be acceptable.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00572 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 development hereby permitted shall not commence unless and until details of rainwater disposal from the roof have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the roof structure is adequately drained in the interests of amenity having due regard to policies CS15 and CS16 of the

Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.

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

Design and access statement (received on 22/5/15)

Heritage Statement (received on 22/5/15)

Flood Risk Assessment dated 18/6/15

Site plan, location plans, existing and proposed floor plans and elevations -

DN: 15/417/01 rev A

Construction detail received 19/8/15

Reason: - To ensure provision of a satisfactory development.