

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Tree Officer - The TPO which was situated towards the western boundary of the site has been removed under DDD legislation

Environment Agency - No bespoke comments, standard flood risk advice.

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: 4

Number of site notices: 0

Statutory advertisement: No

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) Effect on visual amenities of the streetscene
- (iii) Effect on adjacent residential dwellings
- (iv) Impact of Trees
- (v) Flooding Issues

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Although the extensions will not leave a great deal of outside amenity space, this is a characteristic of the dwellings within this section of the road. In general such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on visual amenities of the streetscene

7.3 This scheme proposes to construct a single storey kitchen extension to the western elevation which continues along the southern elevation extending the existing dining/living room. To the north western corner of the dwelling a single storey extension is proposed to create a new master bedroom suite. The eastern elevation of the dwelling is altered through the introduction of a false pitched roof to the garage and porch. This changes the character of this section of the 1960's dwelling but not unacceptably so, as it introduces a new attractive design solution.

7.4 The elevations of the building are proposed to be clad in vertical timber boarding to the first floor and render walls to the ground floor with an Anthracite coloured powder coated zinc roof. Such materials are very different to the existing materials of which the dwelling is constructed, however, there are other examples of such materials in

use in the varied streetscene which is influenced by modernist and art deco design and its coastal location.

- 7.5 Therefore, the proposed extensions and changes to elevational and roof treatments are not considered to be harmful to the character and appearance of the area and as such the development would accord with the requirements of Core Strategy policy CS16; this is so long as any planning permission has a condition attached which require the submission of material samples to be approved by the Planning Authority prior to commencement.

(iii) Effect on adjacent residential dwellings

- 7.6 This application proposes single storey extensions to all elevations of the dwelling. The dwelling is located centrally within its plot and sufficient distance from all surrounding residential dwellings so as not to create any negative impact to the amenities of occupiers of these dwellings.

- 7.7 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iv) Impact of Trees

- 7.8 It is not considered that the scheme will have a negative impact on any protected trees as the TPO tree identified on the validation system has long since been removed under DDD regulations.

(v) Flooding Issues

- 7.9 It is not considered that the reconfiguration and extensions to this dwelling will create any further flood risk as it remains a four bedroom property. The D & A Statement confirms that it will be constructed to minimize the effects of flooding, and the floor and elevation plans indicate that floor levels will be set no lower than those existing.

8 Conclusion

- 8.1 The proposed development will fit satisfactorily into its surroundings without detriment to the character of the area or any neighbours. The development is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01130 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 development hereby permitted shall not commence until

samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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 2012.

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

Design and Access Statement received 11 November 2013
Proposed Site Plan, Block Plan, Existing Floor Plans and Elevations and
Proposed Floor Plans and Elevations, Drwg. No 13097-02 rev B, received 11
November 2013

Reason: - To ensure provision of a satisfactory development.