

	Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

UF1 (Strategic Gaps)

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: 6

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) Impact on character and appearance of the area including Strategic Gap
- (iii) Impact on adjoining properties
- (iv) Trees in relation to development
- (v) Impact on setting of adjacent Listed Building

(i) Principle of development

7.2 The site lies in the countryside outside the built up area and within the Strategic Gap. This is an existing ancillary outbuilding and subject to detailed development control considerations is considered acceptable.

7.3 The use of the building as a separate unit of accommodation would be contrary to policy (and would result in a new house outside the built up area) and therefore the use of the building must be ancillary to that of the main house. The use is described as such in the application and a condition is recommended.

(ii) Impact on character and appearance of the area including Strategic Gap

- 7.4 The alterations to the outbuilding proposed do not increase its footprint and the most significant alterations are to provide a larger roofspace to allow for a bedroom and en-suite. The building is very well screened from public vantage points and is located in a small group of properties. It is not considered that the alterations would result in a significant impact on the character of the area nor the openness of the Strategic Gap.

(iii) Impact on adjoining properties

- 7.5 The building is well screened from Belmont Castle the closest property to the west. The ground level of the site is lower than the property to the west. This is a Care Home. There are proposed to be 2 rooflights to the rear elevation and these should be conditioned to be obscure glazed. Subject to this it is not considered that the proposal would cause any significant impact on the amenities of the adjoining property.

(iv) Trees in relation to development

- 7.6 The trees to the rear of the building should not be harmed by the development - any works to TPO'd trees would be required separately (informative recommended), although it does not appear that this development would require such works.

(v) Impact on setting of adjacent Listed Building

- 7.7 It is not considered that the proposal would result in any significant impact on the setting of the Listed Building to the west.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered acceptable in principle, it would not result in harm to the character and appearance of the area (including the Strategic Gap). It is not considered that there would be an adverse impact on adjoining residents, trees or the setting of the listed building.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00484 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, unless agreed otherwise in writing by the Local Planning Authority.
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 extended building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house (16 Portsdown Hill Road) as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16, CS17 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling (16 Portsdown Hill Road) and shall not be used as a separate unit of accommodation.

Reason: The accommodation is outside the built up area where new residential development is restricted to that needing a countryside location. The building is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west facing wall and roof slope elevation without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The rooflight windows at 1st floor level in the west facing elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4; and

ii) be fixed shut, or fitted with restricted openings in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Any such approved restricted openings shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement GBS Designs received 20th May 2013

Location Plan Drawing No. GRIFFIN 06

Site Plan Drawing No. GRIFFIN 06

Frontage Site Plan Drawing No. GRIFFIN 05

Parking Plan Drawing No. GRIFFIN 04

Existing and Proposed floor plans and roof plans Drawing No. GRIFFIN 01

Existing and Proposed elevations Drawing No. GRIFFIN 02
Section Drawing No. GRIFFIN 03
Revised Certificate B Received 8th July 2013

Reason: - To ensure provision of a satisfactory development.