

HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 16 January 2020

Present

Councillor: Satchwell (Chairman)

Councillors: Crellin, Keast, Lowe, Lloyd, Patel (Standing Deputy) and Patrick (Standing Deputy)

Officers: Mark Gregory, Democratic Services Officer
Steve Weaver, Development Manager
Lesley Wells, Principal Planning Officer

14 Apologies

Apologies were received from Councillors Howard and Mrs Shimbart.

15 Minutes

The Minutes of the meeting of the Site Viewing Working Party held on 6 January 2020 were agreed as a correct record.

16 Declarations of Interests

There were no declarations of interests.

17 APP/19/00421 - Point View, 10 Western Parade, Emsworth

Proposal: Demolition of existing dwelling and construction of a replacement 1No. 3 bed detached dwelling including a balcony to the front elevation and a single storey to the rear.

The site was viewed given a request by a Director of Regeneration and Place that this application be determined by the Development Management Committee.

Prior to the site visit the members' attention was drawn to the harbour scene and the changing street scene of Western Parade.

The Working Party received a written report by the Head of Planning, which identified the following key considerations:

- (i) principle of development;
- (ii) the impact on the character and appearance of the area and the Area of Outstanding Natural Beauty;
- (iii) impact on residential amenity;
- (iv) highways and parking;

- (v) ecology;
- (vi) flood risk, drainage & sewer line; and
- (vii) Community Infrastructure Levy and developer contributions.

During the site visit of the application site, the applicant and his architect answered factual questions. The person who allowed the Working Party into 11 Western Parade also answered factual questions.

The Working Party viewed the site, the subject of the application, to assess whether there were any additional matters that should be considered by the Development Management Committee. During the visit of the application site, the members' attention was drawn to the impact of the development on 9 Western Parade. The Working Party also viewed the site from the kitchen window and bedroom window on the east elevation of 11 Western Parade and its front and rear garden.

The Working Party declined an invitation to view the site from 9 Western Parade. The majority of the Working Party considered that the visit to the application site was sufficient to enable the Working Party to assess the impact of the proposal on 9 Western Parade.

The Working Party was, at the request of the owner of 11 Western Parade, shown a photograph taken during the site visit showing the relationship of the proposed balcony to 11 Western Parade.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Development Management Committee:

- (a) clarification on whether a condition had been imposed on the planning permission for the development of 9 Western Parade requiring the balcony to be screened on its east and west sides.

The meeting commenced at 12.30 pm and concluded at 12.37 pm

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Chairman