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6 June 2011

S U M M O N S

MEETING: Regulatory Board
DATE: 14 June 2011
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Carter CR) (ex officio)
Chairman of the P and O Board (Councillor Hook) (ex officio)

Councillor Philpott (Chairman)
Councillor Ronayne (Vice Chairman)

Councillor Allen	Councillor Hylands
Councillor Mrs Bailey	Councillor Langdon
Councillor Beavis	Councillor Scard
Councillor Geddes	Councillor Smith
Councillor Henshaw	Councillor Wright

FIRE PRECAUTIONS

(To be read from the Chair if members of the public are present)

In the event of the fire alarm being activated, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, following any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

Legal Democratic and Planning Services: Linda Edwards – Borough Solicitor
Switchboard Telephone Number: **(023) 9258 4242**
Britdoc Number: **DX136567 Gosport 2** Website: **www.gosport.gov.uk**

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

NOTE:

- i. Councillors are requested to note that, if any Councillor who is not a member of the Board wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETINGS OF THE BOARD HELD ON 19 APRIL 2011 AND 19 MAY 2011.

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 10 June 2011. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 10 June 2011).

6. REPORTS OF THE BOROUGH SOLICITOR

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –13/1)*

PART II
Contact Officer:
Debbie Gore
Ext 5455

7. ANY OTHER ITEMS

- which by reason of special circumstances the Chairman determines should be considered as a matter of urgency.

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

14th June 2011

ITEMS WITH RECOMMENDATIONS

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. Copies of all representations received from the public will be made available for inspection by Members in the same way as drawings will be made available, referred to in Note 1 above.
4. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

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<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3-7	K10583/5	Redclyffe House 63 The Avenue Gosport Hampshire PO12 2JX	Grant Permission
02.	8-10	K17939	10 Mound Close Gosport Hampshire PO12 3QA	Grant Permission
03.	11-13	K15426/1	4 Martin Close Lee-On-The-Solent Hampshire PO13 8LG	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K10583/5
APPLICANT: White Horse Child Care Ltd
DATE REGISTERED: 18.02.2011

CHANGE OF USE TO DAY CARE NURSERY (USE CLASS D1) (as amended by plans received 24.03.11).

Redclyffe House 63 The Avenue Gosport Hampshire PO12 2JX

The Site and the proposal

Redclyffe House is on the Borough Council's List of Buildings of Local Interest. It is an imposing three storey Victorian building with an octagonal tower and a steeply pitched roof which retains the original decorative finials and ridge tiles. There is a parking area laid to tarmac at the front that is capable of accommodating 9 cars. The parking area is bounded by a 1 metre high wall on the front boundary with access at the northern end. The side garden to the south is separated from the parking area by a 1.8 metre high fence with planting either side. There is a high tree/hedge screen on the northern boundary with a 2 metre wall on the neighbour's side.

The site is located on the eastern side of The Avenue near the southern end. This part of the road is characterised by large detached houses on generous plots set back from the road frontage which is lined with mature trees. There are no restrictions to on-street parking in the vicinity of the site. To the south east is a more densely developed residential area of terraced housing. Immediately to the south of the site is a development of 4 and 5 bed units originally built for adults with learning difficulties. It was built under planning permission K10583/1 within the original grounds of Redclyffe House but is now managed separately and with its own parking area for 10 vehicles. Consent has recently been granted under planning permission K17892 to convert these units to residential units (Use Class C3), however, it is intended they will be retained in ownership by the PCT and be occupied by more independent individuals.

Redclyffe House was formerly in use as an elderly mental health residential unit (Use Class C2). In 2006 the Primary Care Trust sought planning permission to temporarily change the use to accommodate the doctors' surgeries (Use Class D1) that were operating, at that time, in the Gosport Health Centre next to the War Memorial Hospital, whilst new surgery premises were being constructed. It was originally estimated that those works would have been completed by May 2009, however, they were not and consent was sought for a further, temporary, period which expired at the end of May 2011. Works to the new premises at the War Memorial Hospital have now been completed and the surgeries have now relocated there. The PCT have determined that Redclyffe House is now surplus to their requirements.

This application seeks to retain the building in a Class D1 Use as a Children's Day Care Nursery. The existing car parking layout is to be retained and a Travel Plan relating to staff and visitor travel to and from the site has been submitted with the application. No external changes to the building are proposed. It is proposed that the space to the south side of the building be used for children's outdoor play with a new fence be erected around this. A schedule of proposed usage has been provided with the application. It is proposed that the facility would open between the hours of 0700 and 1800, Monday to Friday, the maximum number of children attending the facility would be 60 and that there would be a maximum of 18 full time equivalent staff at the property.

Following the case officer's site visit it was noted that the site layout plan incorrectly showed the position of the main building on the site. Amended plans have been submitted to address the error.

Relevant Planning History

K10583/3 - temporary change of use to a doctor's surgery - permitted 15.12.06 - expired 31.05.09

K10583/4 - variation of condition 1 attached to planning permission K10583/3 to extend the temporary change of use as a GP surgery for a further 2 years - permitted 06.07.09 - expired 31.05.11.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
General Standards of Development within the Urban Area
R/BH5
The Local List
R/CF5
Development of Childcare and Day Care Facilities
R/T10
Traffic Management
R/T11
Access and Parking
R/ENV10
Noise Pollution

Consultations

Environmental Health

No objection.

Local Highway Authority

The existing access is acceptable. The maximum parking requirement for 18 full time equivalent staff is 14 spaces. 9 are provided on site and an effective Travel Plan could ensure the site is sustainably managed.

No accidents were reported during the time the doctors' surgeries formerly operated. Cars parking on either side of the highway are likely to have acted as traffic calming.

In respect of the proposed use, car parking is likely to occur mainly during the morning and evening pick up/set down times and will not be prevalent throughout the day as with the doctors' surgeries

The Travel Plan will seek to reduce car usage and will be required to set targets and monitor implementation in this regard. It should also include measures that encourage parent drivers to act responsibly when parking on street. In addition, a monitoring period should be defined to establish whether on-street parking arising from the development has had an adverse impact on the safety and amenity of road users with particular regard to local residents accessing their properties via private drives. An area to be monitored, a time period, and the cost of a contribution towards promoting and implementing a TRO should be defined. The cost is identified as £3500. The Travel

Plan and possible TRO contribution should be secured by S106 agreement.

Cycle parking for five spaces (3 no. long stay and 2 no. short stay) should be provided. No Infrastructure, Services and Facilities Contribution applies in this instance as the proposed usage would not result in an increase in trips over the current usage.

OFSTED

No comments.

Response to Public Advertisement

7 letters of objection

Issues raised:

- traffic movements dangerous for children
- traffic movements to and from the site will also include servicing such as laundry delivery
- car parking is inadequate
- high levels of on-street car parking resulting from this development will make vehicle manoeuvrability at neighbouring sites difficult
- consideration should be given to imposing parking restrictions on the highway to discourage car parking over access points to neighbouring sites
- the site is not on a bus route and is therefore unsustainable
- noise resulting from children playing outdoors will be detrimental to amenity
- the number of staff could mean a high number of children

1 letter of representation

Issues raised:

- reassuring that parents will be advised against parking on the kerbside
- trees and shrubs should be maintained on site as they were by the Health Authority

Principal Issues

1. On site maintenance of trees and hedges is the responsibility of the owner. The main issues in this case are therefore, the principle of this use operating from these premises and the impacts on the occupiers of neighbouring properties resulting from the use, the Locally Listed building and car parking and highway safety.

2. This facility would be located in the centre of the community in a well known building. The building is significant in size and there is satisfactory outdoor playing space that is set in a safe and secure location in accordance with OFSTED standards. There is likely to be some change in the nature of activity on and around the site as a result of this proposal, however, it is not expected, overall, to be above the levels of the doctors' surgeries, nor will it differ considerably from the care facility formerly operating on the site. Activity is also likely to be concentrated around mornings, lunch times and evenings and therefore the frequency of movements throughout the whole day will be lower than that approved under the doctors' surgeries applications. There will be some additional noise at the site resulting from children playing outdoors, however, the applicant confirms that this will be limited to 20 children at any one time. This will be controlled by condition and the size of groups playing together at any one time will also be controlled by OFSTED regulations. The hours of operation at the premises will also be controlled by condition. Taking into account the above, the existing boundary treatments and the separation distance between the outdoor playing space and the amenity space of neighbouring properties, it is not considered that the noise levels will be excessive or detrimental to the occupiers of neighbouring properties. The proposal therefore complies with Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

3. The Locally Listed Building is not currently occupied and the likelihood is, therefore, that it is only being maintained to the minimum standard. It is beneficial for this type of building to be occupied to prevent it falling into a state of disrepair. The proposals are therefore considered positively in the context of the building's status and Policy R/BH5 of the Gosport Borough Local Plan Review.

4. A Class D1 use (Doctors' Surgery) has operated at this site, until recently, since 2006. During this time the Highway Authority received a number of complaints relating to on-street car parking, however, no accidents were recorded during this period. The nature of the use of the site means that any concentrations of traffic at the site will be around certain times of the day and the opening hours proposed mean that there is opportunity and likelihood that parents will drop their children off in a staggered manner during those times. There are no parking restrictions along The Avenue and on road parking is available. The highway here is straight, wide and long meaning intervisibility between vehicles and pedestrians is good. A proportion of parents will also walk their children to the site and the applicant indicates there will be a prevalence of car sharing which is a common arrangement between parents with children using this type of facility. This will mean there is unlikely to be a high concentration of vehicles arriving at the site at any one time. Nevertheless, the current application is also accompanied by a Travel Plan which seeks to reduce travel to the site by private motor vehicle. This Plan outlines the types of measures the business could implement in order to appropriately manage the traffic and car parking generated by the proposed use. It is, however, considered that more specific measures and monitoring should also be identified, including an element of monitoring and review within the Travel Plan. The outcome of any monitoring should also be submitted to the Borough Council and should it be considered, in consultation with the Highway Authority, that on street car parking resulting from the use is detrimentally impacting the amenity and safety of highway users, a contribution towards TRO will be secured. The Travel Plan, submission of the results of off-site car parking monitoring, and potential mitigation measures will be secured by Section 106 agreement. Cycle parking facilities will also be required by condition. It is therefore considered that the use can be satisfactorily managed in respect of highway safety and there will be no detrimental impact resulting from this use. The proposal therefore complies with Policies R/T10 and R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. submission and implementation of a detailed Travel Plan including measures for monitoring and review.

Reasons for granting permission:

1. Having due regard to the Provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal would provide childcare facilities in the Borough, is well positioned to serve the local community and will bring a Locally Listed building back into use. The proposed use is compatible with existing surrounding sites and uses and will not have a harmful impact on the amenities of occupiers of the neighbouring properties or highway safety. The proposal therefore complies with the aims and objectives of Policies R/DP1, R/BH5, R/CF5, R/T10, R/T11 and R/ENV10.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The car parking shown on the approved plan shall be made available prior to the use being brought into operation, and thereafter retained at all times for that purpose.

Reason - In the interests of highway safety and to ensure adequate car parking is provided for the proposed use, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

3. The use hereby approved shall not operate except between the hours of 07:00 and 18:00 Monday to Friday, and at no time whatsoever on Saturday's, Sunday's or Public Holidays.

Reason - To preserve the amenity of the occupiers of nearby residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

4. At no time shall the number of children using the premises exceed 60.

Reason - To preserve the amenity of nearby residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

5. At no time shall the number of children using the garden exceed 20 at any one time.

Reason - To preserve the amenity of nearby residential properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

6. The use hereby permitted shall not commence until cycle storage facilities have been provided and thereafter retained in accordance with a detailed scheme submitted to and approved, in writing, by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K17939
APPLICANT: Mr Gary Liff
DATE REGISTERED: 16.03.2011

ERECTION OF TWO STOREY REAR EXTENSION (as amended by plans received 06.04.11)
10 Mound Close Gosport Hampshire PO12 3QA

The Site and the proposal

The application property is a two storey dwelling of brick construction under a hipped tiled roof. The house is located within an established residential area on the northern side of the Mound Close cul-de-sac. The site is approximately 34 metres long and approximately 12 metres wide and bounded by a combination of 1.8-2 metre high fencing on the side boundaries and an approximately 4 metre tall row of evergreen hedges at the rear. The house currently has a lean-to conservatory on the western side of the rear elevation that projects approximately 2.8 metres. To the rear, backing onto the application site, is a row of two storey terraced houses fronting Lodge Gardens that are approximately 24 metres away from the original rear elevation of the application property. The adjacent houses to the east and west, numbers 8 and 12 Mound Close, are similarly sized detached two storey dwellings. The property to the west, Number 12, is set back from the front elevation of the application property by approximately 2 metres and there is a separation distance of 4 metres between the flank elevations. It has a single storey rear extension with flat roof that projects approximately 3 metres from the rear elevation. The dwelling to the east, Number 8 Mound Close, is set forward of the application property by 2 metres and also has a separation distance of 4 metres. This property has been substantially altered with single and two storey rear extensions which incorporate a cat slide roof and a large rear dormer.

It is proposed to demolish the existing conservatory and erect a two storey rear extension. The extension would be 7.7 metres wide and cover the full width of the rear elevation. It would project 3 metres from the rear and have a matching eaves height of 5 metres and an overall height of 6.5 metres to the top of the hipped roof. The extension will be built of matching materials. On the ground floor there will be a window and a pair of double doors with a window either side in the rear elevation, and three windows at first floor level. There would be no windows in the side elevations.

Amended plans have been submitted to clarify the layout of the application property as the originally submitted plans erroneously showed an external first floor door in the side elevation. Additionally, amendments have been made to the site plan to correctly represent the roof form of Number 12.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area

Consultations

Nil

Response to Public Advertisement

5 letters of objection
Issues raised:-

- loss of light, outlook and privacy
- proposal not in keeping with area
- concerns over car parking in area and access for emergency vehicles
- no consideration of Conservation Area within application

Principal Issues

1. The site is not within, or adjacent to, a Conservation Area. During building works a level of disturbance is inevitable, however, should the public highway be obstructed by builder's vehicles, or otherwise, this would be a matter to be dealt with by the Police. The main issues in this case therefore are the acceptability of the design of the extension and the impact on the visual amenity of the locality and the amenities of the occupiers of the neighbouring properties.

2. The proposed rear extension has been designed with a hipped roof which is compatible with the design of the main roof and the extension would be built using matching materials. A number of properties on Mound Close have large extensions and given the established character of the area and the position of the dwellings relative to the boundaries, the proposal does not represent an unacceptable overdevelopment of the plot, to the detriment of the character of the locality. The extension would be positioned at the rear of the dwelling and it would not therefore be easily visible from public view. Under the circumstances, the proposal will not have a detrimental impact on the appearance of the dwelling, or the character and visual amenity of the locality. The proposed development is therefore acceptable in design terms and complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The hipped roof of the proposed extension helps to reduce its overall mass and therefore the potential to overshadow the adjacent dwellings. Taking into consideration the position of the neighbouring properties within their respective plots, it is further considered that the proposal will not appear unduly oppressive or overbearing to any neighbouring residents. In addition, due to the orientation and staggered layout of the dwellings and given the proposed hipped roof and separation distances between the properties, the resultant loss of light will be minimal and will not create an unacceptable living environment for the occupiers neighbouring properties. Furthermore, due to the separation distances between the properties and the position of the existing windows, and the intervening boundary treatments, and given there would be no additional windows in the side elevations of the proposed extension, the development would not increase the propensity to overlook the neighbouring dwellings over and above that which currently exists from the application property. Under the circumstances, the proposed development is acceptable and would not have a harmful impact on the living conditions of the adjacent occupiers in terms of loss of light, outlook or privacy and, as such, complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is acceptable in design terms and will not have a harmful impact on the amenities of the occupiers of the neighbouring properties and, as such, complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

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

RBD/0303/001, RBD/0303/002, RBD/0303/003, RBD/0303/004 and RBD/0303/005

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The materials to be used shall match in type, colour and texture, those on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K15426/1
APPLICANT: Mrs J Hall
DATE REGISTERED: 19.04.2011

ERECTION OF TWO STOREY SIDE EXTENSION
4 Martin Close Lee-On-The-Solent Hampshire PO13 8LG

The Site and the proposal

The application property is a two storey detached dwelling located in the Martin Close cul-de-sac, backing onto Broom Way. The property has been constructed from a buff coloured brick under a tiled pitched roof. The site is approximately 20 metres long and approximately 10 metres wide and the boundaries are predominantly open to the front and side. Adjacent to the property is a detached single garage which forms the western boundary alongside the garage of number 3 Martin Close. Number 3 itself is a similarly designed two storey dwelling that is positioned forward of and at a 90° angle to the application property with a separation distance of approximately 7.8 metres. There are two other dwellings facing the application property, at approximate 45° angles with separation distances in excess of 10 metres. This section of Martin Close is unadopted and unmetalled.

It is proposed to erect a two storey side extension on the western elevation of the house. The extension would integrate sections of the existing detached garage and would be located adjacent to the garage of number 3. The extension would be 3.7 metres wide, be set 2 metres back from the front elevation of the dwelling and would be 7.3 metres deep. It would have a pitched roof with west facing gable and a matching eaves height of 5 metres and a similarly matching overall height of 7.2 metres. There would be a new 'up and over' garage door and first floor projecting bay window in the front elevation and a ground floor window and door, and a single first floor window, in the rear elevation.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area

Consultations

Nil

Response to Public Advertisement

5 letters of objection

Issues raised:-

- additional pressure on parking provision and access for service and emergency vehicles during building works
- damage to private road and services during building works
- development will reduce value of neighbouring properties
- extension out of keeping with surrounding properties
- loss of outlook
- concern regarding matching materials

Principal Issues

1. Some level of disturbance from increased traffic during building works is inevitable, however, should the public highway be obstructed during building works this would be a matter for the Police. The issue of possible damage to the unadopted road and services arising from the development would be a private legal matter between the interested parties. There would be no increase in the number of bedrooms within the property and no change in the existing parking provision, therefore there would be no additional pressure on existing parking arrangements resulting from the development. The impact on property prices is not a material planning consideration. Therefore the main issues in this case are the acceptability of the design of the extension and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.

2. The proposed extension has a simple design and is in keeping with the design of the original dwelling. It will be set back from the front elevation of the house and the matching eaves and overall height would retain a satisfactory roof pitch. Although the extension would form an additional feature in the streetscene, it is not considered to be inappropriate given the orientation of the properties in the Close and the retention of the separation distance between the dwellings. The addition of a projecting first floor bay window adds interest to the front elevation and is in keeping with the established character of the area. A condition has been attached requiring the use of construction materials to match the existing dwelling. The proposals will therefore not have a detrimental impact on the appearance of the dwelling or the visual amenity of the locality, and in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. As the two storey extension is to be placed on the western side of the dwelling there will be no adverse impact upon the amenities of the occupiers of number 5. With regard to the adjacent houses to the west and south, given the orientation and separation distances between the properties and the fact that there are no windows proposed in the side elevation, the two storey extension will not increase the propensity to overlook the occupiers of neighbouring dwellings over and above that which currently exists. Whilst the extension would extend 3.7 metres beyond the side elevation, given the position and orientation of the neighbouring properties, any resultant loss of outlook would be minimal and there would be no loss of light. Under the circumstances, the proposed development is acceptable and would not have a harmful impact on the living conditions of either of the adjacent occupiers, in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is acceptable in design terms and will not have a harmful impact on the amenities of the occupiers of the neighbouring properties and, as such, complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

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

Plan A

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The materials to be used shall match in type, colour and texture, those on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.