

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No Comment.

Councillor Ms C Diamond - Purbrook Ward

No Comment.

Councillor Ryan Brent

No Comment.

Southern Gas Network

No Comment.

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: 1

Comment	Officer Comment
Original plans	
Loss of privacy from new window on ground floor	Amended plans have been provided removing this window
Reduction in daylight/sunlight on solar panels	Amended plans have been provided reducing the roof's proposed height. Furthermore, the side dormer would be constructed under Permitted Developments rights and therefore is not before the LPA to consider
Revised Plans	No Comments 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking matters

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed works would have brickwork with pebbledash and plain roof tiles. This is considered to be inkeeping with the context of the main dwellinghouse and the character of the area.

7.4 The proposed works are considered to be in keeping with the host dwelling having an appropriate level of retained amenity space, with the development to the rear not visible from the public realm. The replacement of the flat roofs to the side and the front of the property which includes a new front porch, would improve its overall appearance. As such the proposal is considered to be inkeeping with the character of the area.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The proposed works to the front which include a replacement porch and new pitched roof to the garage are not considered to have an adverse impact on the surrounding properties.

7.7 On the east side, No.78 The Brow has solar panels facing the application site. Due to the part increase in the roof by approximately 0.6 metres and what is existing, it is considered to have a limited impact on the loss of light to the solar panels therefore deemed acceptable. The proposed two storey rear extension would be screened by the existing property's walls therefore not considered to have an adverse impact on the occupiers of No.78. Due to the modest size of proposed single storey rear extension only extending approximately 2.1 metres out from the existing rear wall it is not considered to have an adverse impact in terms of appearing overbearing or resulting in the harmful loss of light to the neighbouring occupiers at No.78 to warrant a refusal of planning permission.

- 7.8 On the west side facing No.74 The Brow the proposed roof extension would go along the shared boundary. As the side of No.74 is a flank wall, without windows it is not considered to have an adverse impact in terms of appearing overbearing or result in the harmful loss of light to the neighbouring occupiers. The proposed two storey rear extension would be hipped away from the shared boundary with No.74 and due to ground levels be slightly lower it is not considered to have an adverse impact on the neighbouring occupiers.
- 7.9 To the rear there would be bi-folding doors within the proposed rear extension facing out onto the rear garden. Due to the boundary treatment, it is not considered to cause harmful overlooking to surrounding properties. Within the proposed two storey rear extension there would be two windows at first floor level facing out onto the rear garden. These are considered to create similar views to that already established on site thus considered to be acceptable.
- 7.10 The proposed creation of a sunken patio area would be to the rear of the property. Due to its size and placement it is not considered to have an adverse impact on the surrounding neighbouring properties therefore meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking matters

- 7.12 The proposal would continue to provide 4 bedrooms therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD and DM13 of the Havant Borough Core Strategy (2011). There is sufficient space on site to accommodate 3 car parking therefore policy compliant.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00583 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan - 2014-L01

Proposed Elevations - 2014-07 B

Proposed Attic and Roof Plans - 2014-06 B

Proposed Ground Floor and First Floor Plans - 2014-05 B

Site Layout - 2014-01 C

Proposed Site Section - 2014-08

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.