

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain
No Comment.

Councillor Narinder Bains - Cowplain
No Comment.

Councillor Neil Bowdell - Cowplain
No Comment.

Hampshire Highways

In regard to application APP/23/00163, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective.

The proposed driveway is sufficient for the parking of at least three vehicles, and there is the added opportunity of being able to turn on site to exit onto Summerhill Road in a forward gear, though this would not be an essential requirement given the relatively low flow residential nature of Summerhill Road.

Applicants should however be made aware that subsequent to any planning permission that may be forthcoming from HBC as Local Planning Authority, additional permission will be required from HCC as Local Highway Authority in order to undertake the proposed drop kerb widening works as shown on plans. Details of this process can be found via the following link:
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
High and large proposed canopy	Please see Section 7.
Continuation of canopy along boundary not shown on the plans	Plans clarified.
Solid block walls along the boundary	Please see Section 7.
Two storey rear extension would extend out further than other neighbouring properties	Please see Section 7.
Works already started	Noted - these are at the applicants risk
Outbuilding would have a negative impact on surrounding properties in terms of its size and use	Please see Section 7.
Noises issues	This would be dealt with under Environmental Health legislation

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) Highway and 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 external materials are considered to be of a modern contemporary design, acceptable within the context of the area. It is worth noting there are a number of different finishes within the immediate street scene.

7.4 Whilst there would be a number of works to the property they are considered to be of appropriate size to the main dwellinghouse. Therefore, it is considered to be appropriate within the context of the character of the area. Whilst the proposed outbuilding within the rear garden would be large in size it would not be readily visible from the street scene. Modern materials are proposed with off white grey render and composite slate roof to the main dwelling roof. There is also GRP to the rear single storey extension roof and to the outbuilding. These are considered acceptable in this mixed area. The proposed outbuilding would take up a lot of space within the rear garden however there is considered to be sufficient retained amenity space.

The use of the proposed outbuilding is considered to be incidental to the use of the main dwellinghouse. A condition for the use of the outbuilding to remain incidental to the host dwelling has been recommended. The front boundary wall is considered to have an acceptable impact on the streetscene and it is noted that there are a variety of existing front boundary treatments in the road.

- 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 are not considered to have a harmful impact on the properties opposite.
- 7.7 On the east side facing No.15 Summerhill Road there would be no side windows within the property. The proposed front porch is not considered to have a negative impact upon No.15 due to its position. There would be level changes to the property which due to the screening along the eastern side is not considered to have an adverse impact upon the occupiers of No.15. Due to the separation distance, modest depth and that fact No.15 have no side windows on this side, the proposed two storey rear extension is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. The proposed single storey rear extension would be well offset from the shared boundary on the eastern side. In terms of the proposed outbuilding/canopy to the rear, due to its modest depth on this side and being partly screened by the existing neighbour's shed it is not considered to have an adverse impact on No.15. Coming off the proposed outbuilding/canopy would be a wall at a height of approximately 2.3 metres on the east side. As this would be only slightly above the fencing line it is considered to be acceptable.
- 7.8 On the west side facing No.19 Summerhill Road there would be a ground floor side window serving a W.C. This would be screened by the proposed 2 metre high wall thus not considered to cause harmful overlooking. There would be level changes to the property which due to the screening along the western side is not considered to have an adverse impact upon the occupiers of No.19. Due to the height and separation distance of the proposed single storey rear extension to the front of No.19 Summerhill Road it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. In terms of the proposed outbuilding/canopy as it would replace the existing detached garage and would be screened by the existing garage at No.19 it is not considered to have a harmful impact on the neighbouring occupiers on the western side. Coming off the proposed outbuilding/canopy would be a wall at a height of approximately 2.3 metres on the west side. As this would be only slightly above the fencing line it is considered to be acceptable.

- 7.9 To the rear there would be bi-folding doors within the proposed single storey rear extension and a window on the ground floor of the proposed two storey extension. Due to the existing screening they are not considered to cause harmful overlooking to any surrounding property. On the first floor of the proposed two storey extension there would be a window serving the en-suite which is expected to be obscurely glazed. This view has already been established on site and is expected within a residential area thus not considered to cause harmful overlooking to any neighbouring property. In terms of the proposed outbuilding it is considered to be screened by the neighbour's hedging and garage at No.16 Durley Avenue thus not considered to have an adverse impact.
- 7.10 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) Highway and Parking matters

- 7.11 Hampshire Highways commented on the application raising no objection. If permission is forthcoming an informative regarding applying for the widening of the dropped kerb would be added to the decision.
- 7.12 The proposed works would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. The proposed site plan shows 3 car parking spaces can be provided on site, thus according with Policy DM13 of the Havant Borough Core Strategy (2011).

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00163

- 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 and Block Plan - 101

Proposed Site Plan 22097 - 103C
Proposed Floor Plans 22097 - 401E
Proposed Canopy Elevations 22097 - 403A
Proposed Canopy Floor Plans 22097 - 402C
Proposed South, East and West Elevations 22097 - 501E
Proposed North and Driveway Elevations 22097 - 502B
Site Sections A-A 22097 302C
Materials email CAAD Ltd dated 21st June 2023
Materials email CAAD Ltd dated 27th June 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials and finishes used for the extensions, outbuilding and walls shall be as shown on the approved elevation drawings and materials emails including render and composite slate / GRP roofing unless otherwise agreed 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.

- 4 The outbuilding hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and for no other purposes.

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