

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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
We have no objections to the proposed application subject to the side extension not being astride of the boundary or on the line of the junction.	Noted. The application would be approved in line with the approved plans. Any changes would be likely to require permission from the Council.

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

(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 development would involve the demolition of the existing front garage with a construction of a new garage and office/utility room to the side with a two storey front extension. The existing garden room would be replaced by a single storey rear extension. There would also be a loft conversion with a rear dormer.
- 7.4 The existing front garage would be removed and replaced by a new garage set back approximately 4.1 metres in line with the new proposed front of the property. It would have a width of approximately 3.4 metres, a depth of approximately 4.9 metres with flat roof having a maximum height of approximately 3.1 metres. To the back of the proposed garage a office/utility room area would be constructed. It would have a width of approximately 3.4 metres, a depth of approximately 4.7 metres with the same flat roof as the existing garage having a maximum height of approximately 3.1 metres. To the front of the property there would be a new infill area to the existing front door. It would have a width of approximately 2.9 metres and a depth of approximately 1.6 metres. Furthermore, there would be a two storey front extension which would have a width of approximately 4.1 metres, a depth of approximately 1.8 metres with a pitched roof having a maximum height of approximately 7.2 metres. The existing garden room would be replaced by a single storey rear extension which would be used as a family room. It would have a width of approximately 7.3 metres, a depth of approximately 3.6 metres with a flat roof with two rooflights having a maximum height of approximately 3.2 metres. The proposed works would also involve the construction of a rear dormer which would have a length of approximately 6.4 metres, a maximum depth of approximately 3.8 metres with a maximum height of approximately 2.3 metres.
- 7.5 The proposed works would have stone on the ground floor to the front and white render on all other external areas. The properties within the area have a mix of finishes with some having white render therefore it is considered these material changes are deemed to be acceptable on the area.
- 7.6 The proposed works would be visible from the street scene. Due to the removal of the existing garage and setting it back approximately 4.1 metres it is not considered to have an adverse impact upon the character of the area. Following the removal of the existing garage and garden room the proposed works albeit large are considered to appear subservient to the host dwelling and would continue to provide appropriate amenity space. Overall, the proposed works are considered to be in keeping with the character of the area.
- 7.7 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

- 7.8 To the front there would be a new garage door, windows and door and ground floor and first floor windows in the proposed front extension with two velux windows in the proposed loft conversion. These views would form similar views already established on site and would face out on the public highway and front gardens of the properties opposite therefore it is not considered to cause harmful overlooking.
- 7.9 To the east side there would be no new windows put in. The proposed works would also be offset from No.183 Park Avenue by approximately 4 metres therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.10 To the west side there would be doors in the proposed rear extension. This would be screened by the existing 1.8 metre high fencing thus not considered to cause overlooking. Although the proposed side extension would extend out further to the back it would not extend past No.179 Park Avenue's rear wall. It would join up with the side of No.179 Park Avenue and therefore would not appear overbearing or result in the harmful loss of light to the neighbouring property. The proposed rear extension would only extend out a further 0.2 metres and have the same height as the existing garden room screened by the existing 1.8 metre high fencing therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.11 To the rear on the ground floor on the proposed side extension there would be a window, there would be bi-folding doors and two rooflights in the proposed rear extension. These views would be similar to the views already established and due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to cause harmful overlooking. Within the proposed rear dormer there would be two windows facing the rear garden. This would have similar views already established in the area with No.179 park Avenue having a rear dormer. It is not considered to cause harmful overlooking to the surrounding neighbouring properties either side and the property to the rear.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00084

- 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, Existing Plans and Elevations - 8951 01
Proposed Plans - 8951 02
Proposed Elevations - 8951 03
3D Perspective (For Information)

Reason: -To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.