

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 0

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 proposal is to remove the existing conservatories at both application sites and replace with a single storey flat roof rear extension, the proposed extension will infill the gap between the original rear/side walls of both properties, with a total width of 11.8m (5.9m width at No.65 and 5.9m width at No.67), the extension will have a depth of 4.4m and a maximum height of 3.25m a sky light will be inserted into the roof of each properties extension. The materials to be used in the construction will match the materials on the existing property. Due to the location of the extension at the rear of the properties it would not be visible from the public realm and would therefore not have a harmful impact upon the streetscene.

7.4 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

- 7.5 Between Nos. 65 and 67 there will be no harmful impacts. At the boundary point between the two properties the rear elevation will be flush therefore no overbearing will result.
- 7.6 The neighbouring properties to the rear side elevations (east and west) would not be readily impacted by the proposed development they have a minimum distance of 1.8m from the proposal and would be screened by the boundary treatment and the existing rear side wall of the properties any impact would be considered minimal and acceptable.
- 7.7 The neighbouring property to the rear (south elevation) would have a minimum distance of 19m from the boundary and 39 from the rear elevation of this property, the proposed extension would face on to the rear garden area of this property and any impact would be considered minimal and acceptable.
- 7.8 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01190 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 - Drawing No. P107 - Received 14 January 2021
Block Plan - Drawing No. P106 - Received 22 December 2020
Existing and Proposed Floor Plans - Drawing No. P200 - Received 13 January 2021
Existing and Proposed Elevations - Drawing No. P203 - Received 13 January 2021
Existing and Proposed 3D Views - Drawing No. P202 - Received 13 January 2021
Existing and Proposed Roof Plan - Drawing No. P201 - Received 13 January 2021
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.