

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comment 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

(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 previous planning application at this address, referenced APP/20/00218 granted approval for a 2 storey extension .The response to this is reiterated below :
- 7.4 Response from APP/20/00218 proposal :

This proposal comprises a two storey rear extension following the demolition of the existing conservatory, there are no alterations proposed to the principle elevation. This extension would follow the existing building projection to the rear in width, continuing the existing ridge height of the twin hipped roof, forming adjoining gabled ends on the rear elevation . This extension would result in a substantial addition to the property , with an increase of approximately 5 metres in depth at two storey level.

Other elements of the proposal include two windows on the rear elevation at first floor level, each serving bedrooms, also at first floor level, one window on the side (east) elevation serving a bathroom and one window on the side (west) elevation serving a bathroom. Previously this proposal incorporated an additional window serving a bedroom on the western elevation- this was judged to have a harmful impact on the amenity of the neighbouring property , no 10 to the west and has subsequently been replaced with a rooflight . At ground floor level there are no additional windows proposed to the side elevations and to the rear, large bi-folding doors serving a kitchen/ living room and a glass door would replace the existing fenestration/door on the conservatory room. The lean to structure on the west elevation would be retained, with access reconfigured to be external.

This proposal initially proposed materials to include a light grey render. This was judged to be out of keeping with the surrounding red brick aesthetics of the surrounding properties and the property itself which is of red brick construction. This has now been revised to include Weinberger Wareham Reds and Sheerwater silver brickwork. Roof tiles would be in slate, with white pvc window frames. These materials are judged to be in keeping with the existing property and surrounding area.

Although this extension is of a fairly generous size, it is judged that such an extension could be comfortably accommodated within the site without resulting in an overdeveloped or cramped appearance . The rear garden has a length of approximately 48 metres to the existing rear elevation wall and therefore the extension would not be highly visible from the rear, nor from the highway to the front as it remains screened behind the main property.

- 7.5 This current application proposes to vary condition 2 imposed on APP/20/00218 and this would include altering the previously approved gabled ends to the rear two storey extension to form hipped ends. This is judged to be an acceptable alteration, in keeping with the front roof slope and making the building line appear softer in appearance to the rear.
- 7.6 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

7.7 Response relating to APP/20/00218 proposal :

To the west of the application site is no 10 Fourth Avenue, which is a two-storey, detached property set forward from no 8 , there is a lean- to structure sited on the boundary with external access. It is noted this may be located over the boundary however this is judged to be a civil matter. The extension would be set off the boundary by approximately 1.3 metres. The extension is not judged to have any significant impact on this property in terms of overbearing or overshadowing impact and the window proposed to the side elevation at first floor level would serve a bathroom and would be obscure glazed. The roof light serving the bedroom is not judged to result in any harmful overlooking impact. The previous window proposed to this elevation was removed following amendments.

To the east of the application site is no 6 Fourth Avenue. This is also a two storey, detached property which has undergone various additions at two storey level towards the rear and is set back behind no 8 . There are no windows on the side elevation facing west at no 6 . The additional window proposed to the side elevation of no 8 , facing towards no 6 would serve a bathroom and would be obscure glazed , therefore it is judged there would not be any impact upon privacy at no 6.

To the rear of the application site are the rear of properties along Swallow Close. There are no additional windows proposed at first floor level, although the extension windows would project further back than existing . Due to the length of the rear garden this is not judged to infringe upon the amenity of properties to the rear. The garden of no 6 would be mainly screened by its side elevation wall and the outlook into no 10 is not judged to be greatly different than is existing.

7.8 This proposal to alter the rear elevation gable end roof to form hip ends as proposed in this application is not judged to cause any harmful impact on the amenity of neighbouring properties and marginally reduces the mass and bulk of the extension.

7.9 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/20/01114

(A)subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of planning permission reference APP/20/00218 dated 16th July 2020.

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:

Materials confirmation email received 13.07.2020

Amended site and parking plans received 14.07.2020 9/7/20 P08

Amended location plan received 14.07.2020 9/7/20 -P107

Amended proposed block plan received 14.07.2020 P106

Amended existing and proposed site plan received 14.07.2020 P104

P101 Proposed floor plans received 04.12.2020

P102 Existing and proposed north and south elevations received on the 04.12.2020

P103 Existing and proposed east and west elevations received on the 04.12.2020

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.