

Recommendation: **GRANT PERMISSION**

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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East
No comment

Councillor I Scott Hayling West
No comment

Councillor Joanne Thomas
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: 0

Comment	Officer Comment
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
- (v) CIL

(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 This proposal comprises a first floor extension above the existing side elevation cat slide roof slope. The extension would have a pitched roof with side facing gable end and to the rear would project to form a pitched roof with rear gable end incorporating a juliet balcony. The width would follow that of the existing side elevation wall which is currently set at ground floor level and would have a ridge height of approximately 6.7 metres, set below the ridge of the main roof. The depth would come level with the existing rear elevation wall. The first floor extension would allow for an additional bedroom at first floor level located towards the rear and an ensuite towards the front. The ensuite would be served by a rooflight sited on the front elevation roof slope. The juliet balcony would serve the rear bedroom, as would an additional port hole window located on the west (side) elevation at first floor level.
- 7.4 The proposals also include various other alterations to the property, resulting in a general remodelling of the house. This includes proposed changes to fenestration - the front bay window would be removed and windows replaced in similar positions to the front elevation. A porch is proposed with a monopitch roof and depth of approximately 1.7 metres. To the rear would be large bi-fold doors at ground floor level and changes to windows which would be located in similar positions as existing. Alterations to materials include horizontal timber cladding in a strip to the front and rear elevations of the existing part of the property, accompanied by painted render to match existing (colour white). Roof tiles are proposed in slate.
- 7.5 The proposed extension and associated alterations would alter the appearance of the property quite significantly from its current appearance. Whilst this is the case, there is no set pattern of development in terms of building style along this part of Chichester Avenue and a fair degree of variation exists in terms of building heights, design, roof style and materials. The proposed extension would come in line with the principal elevation, however this is not deemed to appear overbearing or harmful to the host property nor the streetscene. The proposed roof style would be in keeping with the existing property as would the materials. Whilst the proposed side addition would bring the building line closer to the side boundary, in this case it is not judged to result in a harmful terracing effect due to the lack of pattern in property style and height set in the streetscene. The proposed porch is not deemed to disrupt the streetscene - there is judged to be adequate space to the front of the property to incorporate this.
- 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 To the south of the application site is no 7 Chichester Avenue. No 7 is a detached, two storey property located approximately 1.2 metres off the boundary shared with no 9. There are no windows located on the north (side) elevation of no 7. The rear elevations of no 7 and no 9 come level at first floor level, although no 7 is extended further towards the rear (west) at ground floor level. As the proposed extension

would not be projecting any further back towards the rear, and considering the lack of side windows at no 7, the impact of the proposed first floor side extension is not judged to cause any significant harm to the amenity of no 7. The proposed juliet balcony, whilst located closer to this side boundary, would have views looking down the rear garden of the application site and is not judged to directly overlook no 7. The port hole window is not deemed to result in any harmful overlooking as it would have views over the roof slope.

- 7.8 To the north of the application site is no 9 Chichester Avenue. The proposed extension would be located to the other side of the property so would not impact the amenity of no 9. The changes to fenestration equally would not cause harm to no 9.
- 7.9 To the rear of the application site is the end of the rear garden of no 172 Sea Front. The proposals are not judged to add any further overlooking than the existing first floor windows allow. There is also a reasonable set off distance, with 20 metres of rear garden space on site to the rear boundary.
- 7.10 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.

(iv) Parking

- 7.11 Bedroom number would not be increasing as there were previously 4 bedrooms and the proposal would result in 4 bedrooms. For this reason no further parking allocation is required on site.

(v) CIL

- 7.12 This proposal would not result in over 100 m² of additional floorspace and therefore is not CIL liable.

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/21/00052

(A) 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:

Material spec amendments uploaded on the 05.02.2021

498.P100A Block and location plan

498.P101A Proposed plans

498.P102A Proposed elevations

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.