

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

5 Statutory and Non Statutory Consultations

County Archaeologist

Thank you for your consultation. In view of the small scale and minimal impact of the proposal I would not raise any archaeological issues,

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

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

(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 roof extension is to the rear of the property which is set back approximately 18.5 metres from the highway, consequently it would not be readily visible from the public realm.

7.4 The roof extension would be a modest addition to the property with no increase in the existing footprint as it would be placed above the existing single storey extension and would result in a cohesive form of development a Juliet balcony is proposed to the rear elevation gable which would replace a window. The development includes an extension to both the existing side dormers, no additional windows are proposed to the dormer area which is to be extended, although there is to be an additional window within the existing north dormer elevation to serve a bedroom as its main source of natural light. There are to be 3 No. roof lights to the northern elevation which would be

the source of natural light to the study at ground floor level. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

- 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 There is to be an additional window to the existing north elevation dormer, this would overlook the facing side roof slope of No.2A, which also has a side window facing the application site. There are to be no additional windows within the dormer extensions and the installation of 3No. rooflights to the northern elevation will be situated 2.9m from the ground floor level will provide a light source to the ground floor study the height of these rooflights from the ground floor will not create any additional overlooking. The extension does not extend beyond the line of the existing rear elevation with no increase in the overall width of the property and the roof pitches away from the neighbouring properties which would lessen any perception of the development being overbearing.
- 7.7 There is a door with a Juliet balcony in the gable end (western) elevation of the extension and whilst this could be perceived to increase the level of overlooking to the neighbouring properties, it is set in approximately 3.1m from the southern boundary and 4.5 metres from the northern boundary and a comparable proposal could be built without planning permission. The properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 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.

(iv) Parking

- 7.9 The proposed development would result in the increase in the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 2 car parking spaces. Therefore, it is in accordance to the Havant Borough Car Parking SPD and is therefore deemed acceptable.

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/21/00060 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:

Application Form - Received 14 January 2021

Location Plan - Received 14 January 2021

Block Plan - Received 14 January 2021

Site Plan (showing parking arrangements) - Received 14 January 2021

Existing Floor Plans - Received 14 January 2021

Existing Elevations - Received 14 January 2021

Proposed Floor Plans - Received 14 January 2021

Proposed Elevations - Received 14 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.