

Recommendation: **GRANT PERMISSION**

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We have no objections to this project apart from wanting to retain party wall.	Noted- representee has been informed that this is not a material planning consideration.

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 single and two storey extensions as well as a rear dormer. The proposed two storey extension would have a depth of approximately 4 metres , width of 4.5 metres , in line with the side elevation wall on the northern side and set off the boundary with the adjoining property at first floor level by approximately 1.4 metres , it would have a height of approximately 6.3 metres to ridge level and would have a false pitch roof , set below the window line of the proposed dormer. At ground floor level either side of the two storey element would be single storey extensions featuring mono-pitched roofs with eaves height of approximately 2.7 metres- the extensions at

ground floor level would come up to the side boundary shared with no 1 and would project beyond the side elevation wall to the north by approximately 1.1 metres. The extension would allow for a kitchen/living space at ground floor level, served by one window facing east, a rear window and doors leading out to the rear garden and a projecting window with internal window seat. A roof light is also proposed to the west elevation roof slope serving the living area. At first floor level the extension would create an additional bedroom served by a rear elevation window. The existing first floor window, now blocked by the extension would be moved across to the side. There would also be some internal reconfigurations and at ground floor level this would result in an additional entrance proposed to the northern (side) elevation into the utility room.

- 7.4 The proposed single and two storey extension would be located to the rear of the property and therefore would not be readily visible from the public realm. Although of a reasonable scale, the extension is not judged to appear dominating nor significantly intrusive in appearance and is considered to be easily accommodated within the plot. The proposed first floor extension roof slope does not reflect the full pitch of the main roof slope, however this is not considered to be visually harmful. The proposed materials include white render to match existing. It is also noted that an extension and dormer of very similar design was approved at no 4 The Crest in 2019 under APP/19/00814, which is sited 1 property along towards the north. For the reasons above, the extension is not judged to be of detriment to the character of the area, not the host property.
- 7.5 A dormer is also proposed to the rear roof slope which would have a flat roof to a height of approximately 2.5 metres, it would also have an approximate depth of 3.6 metres and width of 5.3 metres. This would create a third bedroom in the loft space served by 2 windows to the rear and a rooflight to the front above the stairs. The dormer would be constructed from hanging tiles to match the existing property. This dormer is judged to be a fairly large in scale, coming fairly close to the ridge line, however this dormer could be constructed under permitted development, which would not require planning permission and therefore is considered acceptable in this instance.
- 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 the adjoining property, no 1 The Crest. Due to the 1.4 metre set off from the boundary shared with no 1, the two storey extension does not breach the 45 degree line taken from the mid point of the first floor bedroom window at no 1 and therefore the relationship is judged to be acceptable. The single storey extension is not judged to cause any further impact than the existing extension which would be demolished as part of this proposal. There are no additional windows proposed to the south elevation except the roof light which would be high level, offering no views outward. The first floor window would be moved closer towards this side, however would not be any more overlooking than the existing first floor window.
- 7.8 To the north of the application site is no 3 The Crest, this is set off the boundary shared with no 2 by approximately 1.7 metres, with a total separation distance between both properties of 3.4 metres (side elevation wall to side elevation wall). No 3 has an extension/conservatory to the rear, however the distance between the first floor extension and the closest first floor window at no 3 is approximately 3.8 metres and there would be some infringement across the 45 degree line. Despite this, as the infringement is fairly minor this is not considered substantial enough to warrant a refusal on these grounds. There are no windows proposed facing north - the utility door would

be added at this side, however this is not judged to create any major additional activity to the side of the property.

- 7.9 To the rear of the site is no 10a London Road. The back to back separation distance between these properties exceeds 30 metres and there is not judged to be any additional harmful overlooking as a result of this proposal.
- 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).

Parking

- 7.11 The bedroom number proposed is remaining the same (3 bedrooms) . The Havant Parking SPD stipulates that a 3 bedroom property requires 2 parking spaces on site. This property only has 1 parking space on site , however as the bedroom number proposed is not increasing this is deemed acceptable.

CIL

- 7.12 Additional floorspace would not exceed 100 m2 and therefore this 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/20/01054 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:
Materials confirmation email received on the 08.01.2020
KAD/01/A/EX REV B Location plan
KAD/03/A/PRO REV A Block plan and neighbouring window plan
KAD/02/A/PRO REV E Proposed floor plans and elevations
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.