

Recommendation: **GRANT PERMISSION**

Councillor Kenneth Smith
No comment

Councillor Mark Inkster

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: 4

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

- (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 side extension and attached garage following the demolition of the existing detached garage. The proposed garage would be set on the side boundary to the east and would have a depth of approximately 6.3 metres , set forward from the previous garage position. It would have a false pitched roof with a height of approximately 3.5 metres , roller shutter door to the front and width of approximately 3.3 metres. In the space between the proposed garage and side elevation of the existing property , a single storey side extension is proposed to infill the gap- as this property is set on a corner plot this would form a slight angle. The roof line would be formed in continuance with the garage and the front door would be located to the front elevation , with the internal space forming an entrance room with two bathrooms. There would be one velux rooflight to the front roof slope and two doors to the rear . Materials proposed include tiles and brickwork both to match existing.

This proposal would be visible from the public realm , however would be set back somewhat from the highway. There is already an existing garage in place and therefore , although the extensions appear to have a reasonable width , the resulting garage and extension would not increase the footprint by a substantial amount. The materials proposed would be in keeping with the existing property and the design is judged to appear relatively modest within the context of the plot , existing property and surrounding area.

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

- 7.4 To the east of the application site is no 103 Scratchface Lane. Although the proposed garage would be sited along the side boundary shared with this property, the existing garage is already sited within this same proximity. The new garage would be set further forward, closer to the front elevation window at no 103, however no 103 is set off from the side boundary by approximately 3.5 metres. It is judged that impact upon the amenity of no 103 would be negligible.
- 7.5 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/20/00814 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:
A102 Proposed elevations
A104 Proposed floor
B01 Block plan
L01 Location plan
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.