

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Southern Water

Formal application for any new connection to the public foul sewer required -
Informative requested;
Disposal of surface water should comply with Part H3 of Building Regulations
If any sewer found during construction an investigation is required

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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

(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 proposed first floor addition would be above the existing single storey extension and follows the existing roof profile ie includes a cat slide and dormer to the front; and two storey to the rear. The ridge line would match the existing, and whilst the Design Guide SPD usually requires extensions to be set back and down to be subservient, in this case, it is considered appropriate to follow and align with the unusual design/profile of the host dwelling. Similarly the proposed flat roof dormer would match in size and proportion the existing dormer and is considered sufficiently modest not to dominate the roof and would provide visual cohesion to the roof. Due to the separation to the corner there is sufficient space to retain the spacious setting in street scene terms.

- 7.4 It is proposed to introduce grey cedar cladding to the cheeks of the dormer, first floor element of the new side gable end and first floor across the rear. Otherwise the roof tiles would match and the ground floor elements would be render to match. Whilst there are no other examples of grey cladding within the immediate area, the character of the property is derived from its roof and render at ground floor to the front - these elements would match to retain the visual character of the property in street scene terms. The grey cladding would be visible on the side elevation and to the rear (due to its corner siting) but has been limited to the first floor areas only and as such is considered not to be overly dominant to be materially harmful to the character of the area.
- 7.5 The proposed infill of the front central recess to form a porch is not considered harmful to the character of the property and the proposed single storey rear extension would not be visible from any public position. Overall the design and appearance of the proposal is considered to respect the particular design of the host dwelling and the strong identity of the area, and is deemed appropriate 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 The proposed flat roofed single storey rear extension would measure some 4m deep across the full width of the original dwelling (6.7m wide) with a height of 3m with additional projecting lantern light. The other half of the semi, number 14, has a lean to style single storey rear extension close to the shared boundary, with 1.8m fencing between. The proposed extension would be about 1.5m deeper than the neighbours, but given its single storey nature is unlikely to result in any significant adverse impact from loss of light or outlook to these neighbours.
- 7.7 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

- 7.8 The proposal results in a 4th bedroom and as such a 3rd on site parking space is required to meet the current Parking SPD. This has been shown on a block plan by utilising the 2 existing spaces at the rear of the site and creating one new space at the front of the site. Visually this reflects other dwellings that have frontage drives and the amount of hard standing is minimised. Overall this meets the parking SPD and is considered compliant with policy DM13.

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/19/01027 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:
Existing and Proposed Plans and Elevations Drawing Number 01A
Block Parking Plan received 09 Dec 2019 Drawing Number 01A
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall include mid-grey cedar cladding; and bricks, render and roof tiles that match, in type, colour and texture, to 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.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.