

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Countryside Access Team

No comment received

Open Space Society

No comment received

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: 7

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 first floor extensions to the side and two storey extensions to the rear. The first floor extension to the side would be sited above the catslide roof and would be set back from the front elevation wall by approximately 3.5 metres , with a

pitched roof and height set below the hip of the roof of the proposed rear extension behind. It would comprise one window to the front elevation.

- 7.4 The main bulk of the side/rear extensions are set behind the first floor extension as noted above and the main property. The addition to the rear is fairly substantial in size, almost doubling the depth of the existing property, with a depth of approximately 6.6 metres, width of 10.6 metres and a height matching the existing ridge of the main property. This would result in the main roof slope retaining the pitched design towards the front and forming a hipped design towards the rear. There would be two small, obscure glazed windows proposed to both side elevations as well as additional windows at first floor level to the rear and large bi-fold doors to the ground floor leading out into the rear garden. There would also be some minor alterations to the door and fenestration to the porch area on the front elevation. Materials proposed would match existing, allowing for the extension to appear more in continuance with the existing property.
- 7.5 This proposal would result in a generous addition to the property, although it is judged to be accommodated within the context of the plot size, which includes a rear garden of approximately 40 metres in depth. Many properties in the surrounding area, which are generally reasonably sized, detached properties, have undergone extension works at two storey level towards the side and rear and therefore this proposal is not judged to be out of keeping. The side extension would be visible from the road and would result in some alteration to the appearance of the property, which previously had retained the cat slide roof. Despite this, the extension works are set back from the front elevation, minimising impact on the character of the area and potentially an overdeveloped appearance of the property within the context of those surrounding it.
- 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 east of the application site is no 12 Norris Gardens. No 14 is set off this side boundary by approximately 1.8 metres and there is approximately 3.5 metres space between both properties. There are windows at ground floor level, although none at first floor level on this side due to the siting of the cat slide roof slope. The two storey extension would be sited within fairly close proximity to the boundary and therefore there is judged to be some impact in terms of outlook from the rear of the property. Despite this, the extensions would not infringe upon the 45 degree line and therefore are not considered to have any significant impact on windows and light. The window proposed to the side elevation would be obscure glazed would cause any overlooking of the property, nor the gardens of properties to the east.
- 7.8 To the west of the application site is no 16 Norris Gardens. This property is set on a corner plot, angled towards the application site with the cat slide roof slope on the eastern side adjacent to no 14. This property has undergone some extension works at two storey level towards the side and rear and has two small windows and a door at ground floor level on the side elevation facing the application site as well as a window at first floor level sited on the extension. The proposed extensions would be sited within fairly close proximity to the shared boundary, set in by 2 metres, however due to the angle of the property at no 16, the gap between the boundary on the side of no 16 increases towards the rear. For this reason, the ground floor windows at no 16 would be set off the boundary by approximately 5 metres minimum, as would the first floor window on this elevation. The window proposed to the side elevation of the extension would be small in size and would be obscure glazed. Following consideration it is judged

that, although the mass of the property will be evident from no 16, there would be no significant harm to amenity as a result of this proposal.

- 7.9 The rear garden is of a substantial size and therefore there is not considered to be any impact on the property sited towards the rear.
- 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 The number of bedrooms would increase from 3 to 4 and therefore under the Councils Parking Standards SPD 3 car parking spaces would be required. Parking is available on site to accommodate this requirement.

(v) CIL

- 7.12 This development would not result in additional floor space of over 100 m2, 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/20/00392 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:
20002 - V01-100-1 Existing location and block plan received 20.05.2020
20002-V02-200 Site plan
20002-V03-200 Proposed ground floor plan
20002-V03-201 Proposed first floor plan
20002-V03-202 Proposed roof plan
20002-V05-210-13 Proposed elevations
Design and access statement received 20.05.2020
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the proposed windows in the first floor on the side elevations facing east and west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.