

Recommendation: **GRANT PERMISSION**

**No Statutory or Non Statutory Consultations.**

## **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

## **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 Discussions took place with the applicant's agent to amended the roof of the two storey side extension from a gable to a hipped roof. This was considered of better quality design and removes the creation of a terracing effect along the streetscene. Furthermore, it would comply with the character of the area, having similar designs to No. 13, 28, 37 and 65 Burnside. This would agreed by the applicant's agent and the plans were updated accordingly.

7.4 The proposed development would involve the demolition of the existing garage and the erection of a two storey side extension and new gable to the front. There would also be an extension to the porch at the front. The proposed two storey side extension would be used as an enlarged garage on the ground floor and two bedrooms on the first floor. The replacement garage would have a width of approximately 3.6 metres and a depth of approximately 5.5 metres joining up with the existing wall. The proposed first floor extension would have a width of approximately 3.6 metres and a depth of approximately 7.3 metres with a hipped roof. The proposed porch would have a width of approximately 1.2 metres, a depth of approximately 0.6 metres and a maximum height of approximately 1.2 metres.

7.5 The proposed development would have matching render to the existing property with new black artificial slate tiles giving it a modern finish matching properties in the area. It is considered to be in keeping with the context of the main building and is therefore deemed acceptable.

7.6 The proposed first floor side extension would be set back approximately 0.7 metres from the wall to the front. This is considered to be subservient to the host dwelling and deemed acceptable on design terms. It was noted that lots of properties along the

streetscene such as No.s 1, 13, 14, 28, 32, 35, 36, 37, 44, 45, 49, 59 and 65 have carried out first floor and two-storey side extensions. This shows the proposed development is in keeping with the character of the area.

- 7.7 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

- 7.8 The proposed development would be visible from the public realm. On the south elevation (front) there would be doors into the proposed porch on the ground floor and two roof lights on the gable and a window on the first floor. This would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway.
- 7.9 On the west side the proposed development would involve the removal of a ground floor window and the erection of full length windows on the proposed porch. Due to the nature of the development and the boundary treatment it is considered not to overlook any private amenity space and is therefore considered acceptable. Furthermore, there would be two windows on the first floor which would afford a view, therefore it is considered not to have a negative impact on the occupiers of No.55 Burnside. It is noted that the neighbour at No.55 Burnside has no windows to the side elevation, therefore it would not suffer from a loss of outlook or light as a result of the proposal.
- 7.10 To the rear there would be a roof light, first floor window and ground floor door which would not be materially harmful to the residential amenity as it would face Queen's Enclosure.
- 7.11 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

- 7.12 The proposed development would result in the increase of the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces. Therefore, it is in accordance to the Havant Borough Car Parking SPD and is 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.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00025

- 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:  
Location Plan, Block Plan, Plans and Elevations as existing - 1457/01 REV B  
Plans and Elevations as proposed - 1457/02 REV A  
Email from Ayles Associates dated 2 March 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 and the new proposed roof tiles shall match those outlined in a email dated 02/03/2020 from the agent.  
**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.