

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

No comments 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: 5

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

(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 an extension of 1 metre to the existing rear extension and the addition of a second storey also to the rear. The alterations to the existing ground floor rear extension comprise the removal of the cat slide roof , providing an extra metre of extension up to the boundary. The proposed second storey extension would follow the demolition of the existing rear dormer and would project beyond the existing roof slope by approximately 5 metres , flush with the existing rear elevation wall at ground floor level. It would have a pitched roof following the existing roof pitch with 1 window at first floor level on the rear elevation and 1 roof light on the side/ south elevation. The proposal also includes bi-fold doors to the ground floor rear elevation leading out into the rear garden.

- 7.4 This proposal would not be visible from the front of the property , therefore would have a limited impact on the streetscene. It would be constructed of red brick and grey concrete tile, both to match existing and is considered to remain a subservient and proportionate addition to the existing property both in design, scale and materials.
- 7.5 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

- 7.6 To the north of the application site is the adjoining property, no 14 Westbrook Grove. This property has the same cat slide roof to the rear, with an extension which has a lower height than that at no 12 however is set slightly further forward. At first floor level no 14 has a dormer sited close to the centre of the roof slope. The first floor extension proposed at no 12 will project further forward than the existing dormer does and therefore will have some impact on the dormer window at no 14 due to the close proximity of the dormer to the centre of the roof slope . This impact has been considered below.
- 7.7 The dormer window at no 14 closest to the proposed first floor extension serves a bathroom and is obscure glazed. As this is not a primary habitable room; potential impact upon light received by this room is judged to be acceptable. The dormer window sited further away is not judged to be significantly impacted by the extension . The extension roof would be pitched away from no 14 and would not infringe upon the guideline 45 degree line taken from the mid point of this window to the ridge of the extension. For these reasons there is not judged to be any significant harmful impact upon the amenity of no 14. The window proposed to the first floor rear elevation would have outlooks down the garden and therefore would not result in any increased overlooking.
- 7.8 To the south of the application site is no 10 which is a chalet bungalow and is set back slightly behind no 12, with windows on the rear elevation of the property. The extension proposed is judged to be relatively modest in scale, pitched away from no 10 towards the north and as the rear of the property faces east this would not impact sunlight received by the rear facing windows. The proposal is not considered to have any significant adverse overbearing or overshadowing impact upon no 10.
- 7.9 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

- 7.10 This proposal would not result in any additional bedrooms and therefore the existing parking provision 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00323

(A) 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:

Location plan received 24.04.2020
002 Proposed plans
004 Proposed 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.