

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment

Councillor Dianne Lloyd

No comment

Councillor S Milne

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: 18

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 a two storey and single storey side extension to the south west elevation. The extension would be set back behind the projecting front gable with a pitched roof stepped down by approximately 0.7 metres in height below the main roof ridge. It would have a width of approximately 2 metres, coming close to the side boundary with a depth matching that of the existing property, although stepping down to single storey level towards the rear, which would have a monopitched roof. There would be one window proposed at first floor level and one at ground floor level to the front elevation and one at first floor level and one at ground floor level to the rear elevation. No windows are proposed to the side elevation. Materials proposed include facing brickwork and tiles to match existing.

- 7.4 The Havant Borough Design Guide stipulates that two storey side extensions should give a subservient appearance to the host property, set back from the front elevation and stepped down at ridge level. It is judged that this design is in accordance with this guidance . Additionally the extension remains fairly modest in scale, and although visible from the public domain is not judged to appear dominant or harmful to the streetscene.
- 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 east of the application site is no 77B Cunningham Road . This property is not judged to be impacted by this proposal as the extension would be sited to the other side.
- 7.7 To the south/ south west of the application site is no 75 Cunningham Road. The rear garden of this property backs on to the proposal site , and the extension would be sited almost on this boundary. This property has a garden of approximately 12 metres in depth , with 15 metres separation distance between the property and the proposed side extension. Although this would result in the building mass brought closer to no 75, on balance this would only be brought closer by 2 metres . Additionally there are no windows proposed to the side elevation of the extension and therefore no impact to the privacy of the private amenity space at no 75. For these reasons impact on no 75 is judged to be of an acceptable standard.
- 7.8 To the rear is Potwell Court - the amenity of this block of flats is not judged to be impacted by this proposal.
- 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 As a result of this proposal bedroom number would be increasing from 3 to 5 , this requires 3 parking spaces as stipulated in the Havant Parking SPD. A parking plan has been received with this application which shows the allocation of 3 parking spaces on site.

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/20/00493 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:
3229P11 Proposed elevations
3229P12 Location and block plans
3229P10 Proposed floor plans
P-10-A Parking 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.