

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

County Archaeologist, Strategic Environmental Delivery Group, HCC

Thank you for your consultation. The site is located at the periphery of a Saxion settlement site which was discovered when the current development was built. However in view of the small scale of the proposed extension and consequent limited ground works, I would not raise any archaeological issues.

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

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

(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 includes a lean to style roof with the front window brought forward and the existing side window on the Southern elevation removed. The existing dining room would be converted into a garage, creating a double garage to the front of the property. The extension would have a depth of approximately 3.5 metres to the overhanging eaves, a height of 3.2 metres and width of 4.3 metres and would not project any further forward than the existing front facing wall of the main house. The plot of land this property is sited on includes a sizeable front garden area which provides enough space so as for the proposed front extension not to overcrowd the front of the property, also retaining space for parking.

As this extension is proposed to the front of the property, this would be visible from the public realm. The lean to roof would be a continuance of the existing front roof slope and would be constructed of facing brickwork with painted banding and plain clay tiles meaning it would remain consistent with the design of the main property in aesthetic. Although most of the surrounding properties down Esmond Close follow a similar three across, two up, detached design, they are all varied and unique and this proposed front addition is not deemed to cause any harm to the character of the street.

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

- 7.4 The impact upon the neighbouring property at no 4 is deemed to be minimal as there is a garage screening the proposed extension site from this property. Although the proposed front extension works would be visible from the properties on the opposite side of the highway, they are not deemed to have any harmful impact.
- 7.5 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.

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/19/00945

(A)

(B) for the following reasons/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:

- 01 Existing and proposed floor
- 02 Proposed floor
- 03 Existing and proposed elevations
- 04 Proposed front elevations
- 05 Proposed section
- 06 Existing and proposed roof
- 07 Location and block 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.