

Recommendation: **GRANT PERMISSION**

I have perused the enclosed plans/ documentation provided by the applicant in regard to this application. It has been ascertained that the proposed new flue is to potentially serve a wood/log burner installation , in the proposed new extension footprint. Based on the current proposed positioning and height of the flue, there is potential for smoke nuisance and reoccurrence of same, to neighbouring residential receptors, the closest

of which is within 10 metres of said flue.

If consent were to be granted on this application , I would ask that the following informatives be added to any positive Decision notice.

(Please refer to informatives section)

Hampshire Highways

I confirm the Highway Authority have no objection subject to the following :-
Condition Prior to occupation of the extension the extended car parking area shall be surfaced in a non-migratory material, and shall be maintained in that condition thereafter.

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: 12

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) 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 application proposal includes the demolition of the existing garage and its replacement with a single storey extension, front porch and alterations to the existing boundary treatment. Following the demolition of the existing garage, the side extension would have dimensions of 6 metres in width, 4.5 metres in depth and 3.5 metres in height and would be located in the same position as the existing garage, however the footprint would be reduced, creating 1 metre more grassed space to the side and rear. The height would be increasing from the existing garage by approximately 0.8 metres. The side extension would have a flat roof, hipped in at the side, with two glass roof lights, and a new bi-folding door on the side elevation and would be constructed of a

render finish with roof tiling to match existing. Other alterations include the replacement of the existing front door with a barn style door, as well as patio doors on the Northern elevation leading out onto the front lawn. The proposals would be visible from the highway, however it is considered the proposed side extension would not have any adverse impact upon the character of the streetscene.

The proposals also consist of changes to the boundary treatment which would comprise of the replacement of the existing 1.8 metre high timber fence and trellis located along the Western boundary. There would be a brick wall to match existing with Beech hedging with a fence on the garden side behind located along the Northern boundary and the existing low level brick wall would be opened up along this boundary to allow for further vehicular parking on the property. This driveway would be paved in brick. A 1.8 metre high timber fence is also proposed along the boundary shared with 126 Victoria Road to the east. This property is situated towards the rear of the plot, with the majority of the outside amenity space located at the front of the property, adjacent to the road. Therefore the proposed alterations to the boundary treatment are deemed to afford the applicants more privacy to use their outdoor amenity space. Likewise the proposed alterations are not deemed out of place with the character of the area as there are other examples of more enclosed boundaries, as exemplified in the neighbouring property, No. 43 which is also situated on this corner plot. The proposals are not deemed to have any adverse impact on highway safety nor are they considered harmful to the streetscene or the wider character of the area.

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 To the East of the application site is No. 126 Victoria Road, which forms the end of a row of terraced properties. The proposed extension, although increasing in height slightly, would not come any closer towards the boundary than the existing garage and would in fact be set in slightly. The proposed fencing would be set along this boundary. There is already a hedge along this boundary of a reasonable height and the fence and the extension would not have a significant impact on this property.

To the South West of the application site is the adjoining property, No. 43 Record Road. The only changes proposed close to this property is the replacement trellis fencing which would not have any harmful impact upon the amenity of this property.

There is a flue proposed as part of this application located in the side extension which would serve a wood burner. Environmental Health have been consulted on this and have recommended the following informative :

"It is hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators/owners of wood burning or multi-fuel stoves/appliances from ensuring that they do not cause nuisance to other residents within their vicinity."

- 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.

(iv) CIL .

- 7.6 This development would result in a loss of floor space and therefore would not be 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/20/00046 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:
P001 REV P1 Existing site and location plan
P005 REV P1 Proposed site plan
P006 REV P1 Proposed floor plans
P007 REV P1 Proposed elevations
P008 REV P1 Proposed streetview
Design statement received 20.01.2020
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.