

Recommendation: **GRANT PERMISSION**

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

No Comment.

Langstone Harbour Board

No Objection.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Party Wall etc. Act 1996 may apply if the extension involves digging foundations within three metres of my property and the foundations are deeper than mine.	This is a civil matter not a material planning consideration.

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) Langstone
- (v) Parking
- (vi) CIL
- (vii) Ecology

(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 The proposed development would involve the demolition of the existing garage and the construction of a two storey side extension to line up with the existing roof. The side extension would be extended forward to come in line with the existing property with a utility and bedroom to the rear. It would be reduced in depth to the rear from the existing garage to align with the existing sunlounge. The existing sunlounge would be demolished with the construction of a two storey rear extension with a hipped roof line which would not exceed the existing property's height.
- 7.4 Having reviewed the application, it was considered the proposed development would infill the separation gap between the application site and neighbouring property No.30 North Shore Road which is a pre-dominantly feature within the street scene. The design of the proposed development was also considered to not appear subservient to the host dwelling which is discouraged in the Havant Design Guide SPD. Furthermore, the first floor window at No. 30 North Shore Road facing the application site was considered to be detrimentally effected by a loss of light by the proposed construction of a two storey side extension. Discussions took place with the applicant to amended the drawings to address the concerns raised. The applicant updated the drawings accordingly. The amended drawings show the first floor element being set in and offset approximately 1 metre to the side of property. This would create more space around the property and a separation gap between the neighbouring property No.30 North Shore Road. The roof would be sloped back with a barn end to appear subservient and reduce the impact on the neighbouring window at No.30 North Shore Road.
- 7.5 The proposed development would use render on the ground floor with grey and weatherboard cladding to the first floor. This would be inkeeping with the existing property giving it a modern finish. It would be inkeeping with the character of the area as many properties along the street have modern design features and finishes.
- 7.6 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

- 7.7 The proposal would be visible from the public realm and would involve the removal of a existing first floor window on the North West front elevation and the construction of 3 dormers fronting North Shore Road. This would not be materially harmful to the neighbouring properties as it would face the front gardens of the properties opposite and the public highway.
- 7.8 On the North East side the proposed works would involve a two storey side extension which would result in the removal of the existing first floor window. Two windows would be proposed on ground level, which would not cause any concerns as it is screened by hedging along the boundary. There is a first floor window at No.30 North Shore Road facing the application site, therefore the barn end roof proposed is considered to minimise the loss of light to the neighbouring property. The proposed two storey extension would not be materially harmful as it does not come any closer to the boundary than the existing garage and there would be no first floor windows to cause issues with overlooking.

- 7.9 On South West side elevation one window on the ground level and the window on the first floor would be removed with the construction of a roof light. This would not be materially harmful to No.26 North Shore Road as the roof light would not be materially harmful to residential amenity.
- 7.10 The proposal would involve the removal of the existing first floor window on the South East rear elevation and the construction of a rooflight and enlarged dormer on the existing roof. The proposed two-storey rear extension would have two windows on the ground floor with bi-folding doors and two windows on the first floor. This would not be materially harmful to neighbouring properties as it would face onto open fields.
- 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).

(iv) Langstone Harbour

- 7.12 The Langstone Harbour Board was consulted on this application and raised no objection to the proposal.

(v) Parking

- 7.13 The proposed development would result an increase of bedrooms from 4 to 5, however, there is sufficient car parking on site to continue to accommodate 3 car parking spaces. This is in accordance with the Havant Borough Council Parking Supplementary Planning Document.

(vi) CIL

- 7.14 The proposed extensions does not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

(vii) Ecology

- 7.15 During a site visit there did not appear to be any evidence of ecology interest on site. As such no priority habitat or protected species are anticipated to be affected by the proposal and no measures are required.

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/19/01045

- 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

Site Layout Plan - 5113/500

Existing Ground Floor Plan - 5113/1

Existing First Floor Plan - 5113/2

Existing Elevations - 5113/3

Proposed Ground Floor Plan - 5113/4 REV B

Proposed First Floor Plan - 5113/5 REV C

Proposed Elevations - 5113/6 REV B

Reason: - To ensure provision of a satisfactory development.