

Recommendation: **GRANT PERMISSION**

None required

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposed extension takes the roof over the current garage on this property next to my house which is currently single level. This proposed extension would mean it would block my current natural light to the side and rear of my property. I object to this extension. The direction of sunlight and shadow fall over our property as a result of this extension.	Please see considerations section of the report

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. The proposal would result in the site remaining a 2-bedroom property.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal includes a side extension at second storey level above the existing garage which would have a gabled roof and dormers to the East and West elevations and would step down to a single storey at the rear. The proposal also includes the extension of the rear elevation at single and two storey level- the existing conservatories would be demolished, with the South and West corners extended to square off the rear of the property. The current depth of the property is 13 metres, this

overall depth would not increase at ground floor level as part of this proposal, however it would at second storey level as the second storey would be extended above the ground floor extensions.

- 7.4 The general design of the proposal is deemed to be in keeping with the existing property, the addition of the pitched roofs for the dormers on the North, East and West elevations as well as the front porch create some synergy with the pitched roof design of the main property. Additionally the materials would match those of the existing property, remaining in keeping with the main property.
- 7.5 Although the overall scale of the property will be increased, it is set in a reasonably sized plot and is set back from the road. Many of the properties in the surrounding vicinity have had additions and alterations to the exterior, with a variation in design of properties within close proximity. Subsequently it is considered that this development is not deemed to have any harmful impact upon the streetscene.
- 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 To the South East of the site is the adjacent property, no 23 which is situated one metre off the boundary. The proposed side extension above the garage would be taking place in reasonably close proximity to this shared boundary, and would add approximately 3.2 metres in height above the existing garage, subsequently concerns have been raised in regards to the impact of this on overshadowing to this neighbouring property. The North Western elevation of no 23 has a door at ground floor level, which serves a utility room - this is not considered to be a primary use room, therefore any impact on amenity to this room is deemed insufficient to warrant the refusal of the application. At first floor level is a small, obscure glazed window serving a bathroom which is also not considered to be adversely affected by the proposal as this also is not serving a main room and faces North West, hence not in a position to be losing substantial sunlight.

The extension to the side would step down to become single storey towards the rear, with a height of approximately 2.8 metres, and this would mitigate any impacts towards the rear of No.23. It is noted that there is already a conservatory with approximately 2 metres height in this location, and although the depth of the main roof slope would be increased, this would be set in from the boundary by approximately 5.5 metres and separated by the single storey rear extension. Therefore it is considered that the impact on overshadowing of No.23 would be minimal and acceptable.

- 7.8 To the North West of the proposal site is no 27 Horndean Road, which is set off from the shared boundary by approximately 6 metres. As there is a reasonable space retained between nos 27 and 25, the extensions are not considered to have any significant impact upon this property, one small roof light is proposed to the North elevation roof slope however this would not result in any further overlooking. Therefore it is considered that the impact on this property would be minimal and acceptable.
- 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).

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/19/01146 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:

Existing location and plans 01 REV A
Proposed plans 02

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.