

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No Comment.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (v) 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 The proposed development would involve the demolition of the existing attached single garage and the erection of part single, part two storey side extensions with roof alterations incorporating extension of second floor accommodation. It would be used as a music room on the ground floor, a bedroom and shower room on the first floor and additional loft space for a dressing room on the second floor. It would have a pitched roof of similar angle to the existing roof. The ground floor extension would have a width of approximately 3.4 metres and a depth of approximately 8.1 metres. The first and second floor extension would have a width of approximately 3.4 metres and a depth of approximately 5.7 metres. The proposed development would not exceed the height of the original dwellinghouse.

- 7.4 The proposed development would have render and roof tiles to match the existing property. As a result it would be inkeeping with the context of the main building.
- 7.5 The proposed ground floor extension would be offset approximately 1.5 metres from the front of the property. The proposed first and second floor extension would be stepped back approximately 2.3 metres from the proposed ground floor extension. As a result, the proposed extensions would appear subservient to the host dwelling. The precedence for the proposed development has been accepted with lots of properties along Bedhampton Hill having extensions. Thus, it is considered to be inkeeping with the character of the area.
- 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 proposed development would be visible from the public realm. On the front elevation (north) the proposed development would have a door and window on the ground floor with two roof lights and on the first floor there would be two windows. This would face the rear garden of No. 2B Glebe Park Avenue however this is screened by hedging and there is a separation distance of approximately 25 metres from rear wall of the neighbouring property. This distance is deemed acceptable under the Havant Borough Council Design Guidance SPD and as a result would not be materially harmful on the residential amenity of the area.
- 7.8 On the west side facing Glebe Park Avenue the proposed development would result in the removal of one ground floor window and slight variation to the first floor window. No additional windows are proposed on this side therefore it would not cause any overlooking to any neighbouring properties.
- 7.9 To the rear (south) of the property the proposed development would have bi-folding doors on the ground floor, 3 bay window on the first floor and a roof light on the second floor. This would face onto Bedhampton Hill Road and Havant Road therefore it would not overlook any private amenity space.
- 7.10 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

- 7.11 The proposed development would not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

(v) Parking

- 7.12 The proposed development would result in the loss of 1no. car space following the removal of the attached garage and increase the number of bedrooms from 4 to 5. 3 car parking spaces are required according to the Havant Borough Car parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces. Therefore, it is in accordance to the Havant Borough Car Parking SPD is deemed acceptable.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00005

- 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
Proposed Floor Plans - 3JP 013
Proposed Elevations - 3JP 014
Existing and Proposed Loft Floor Plan - 3JP 015
Section Plan and Sections - 3JP 016
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.