

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

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: 1

Comment	Officer Comment
Comment I have not seen any public notice on lamp posts etc near to this planning application - Has this practiced now stopped?	In accordance with the Councils procedures site notices are not posted for householder applications. For householder applications, letters are sent out to adjoining properties. The application is published on our website and any member of the public can view the documents and comment should they wish to do so.

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 consists of a rear, single storey infill style extension alongside a rear first floor extension and alterations to fenestration. The property currently already has a single storey extension to the rear, which follows the width of the original house and then extends out to the West and steps in at the East, forming the garage and creating the area proposed for the infill extension. The first floor extension would be proposed above the section of the single storey existing extension that follows the

width of the original property. This would extend beyond the rear wall by approximately 3.3 metres at first floor level, with the proposed pitched roof extending consistently with the original roof of the main property. The single storey infill extension would have a depth of approximately 4.3 metres with a flat roof 0.4 metres higher than the existing rear extension (3.3 metres total height). This would not extend further than the rear garage wall.

This property is sited in a sizeable plot to the rear, between two neighboring, detached properties. The size of the plot allows some scope for extension works to take place without resulting in overdevelopment or infringing upon the amenities of the neighbouring properties. The proposals are fairly complimentary in their design with that of the main property, the continuance of the second storey pitched roof keeps some uniformity to the roof form, with the remaining extension works taking place to the rear of the property, and concealed from the public realm. The proposed materials include a mix of white render and timber cladding as well as tiles to match existing and grey uPVC windows with grey bi-folding doors to the rear.

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 rear there is approximately 29 metres of garden depth which backs on to the rear garden of 4 Poplar Grove. To the West, the existing garage sits almost on the boundary with no 32 and a small gap exists between the garage wall and the Eastern facing wall of the property at no 32 which contains no windows. There is a gap of approximately 5 metres between the Eastern wall of no 32 and the first floor extension wall, and this would be set off by the garage. Behind the garage lies mature hedge screening on the boundary. There would be one rooflight proposed to the flat roof of the extended single storey roof section, and one rooflight to the two storey extension lighting a bedroom below, however these would not pose any issues in terms of overlooking at this elevation.

To the East there is approximately a 3 metres of gap between the Eastern wall of the property and the boundary with no 36, which is a single storey bungalow. There are three ground floor windows proposed to this elevation, one first storey window and a velux rooflight proposed to the roof slope. There are three windows located on the facing wall of no 36, separated by an approximately 1.8 metre high fence. These windows are a garage window, a toilet and bathroom window. the bathroom and toilet are obscure glazed. The windows proposed to this elevation at ground floor level would be a significant distance from those at no 36 and would be screened by the existing fencing. The first floor window would serve a bathroom and be obscure glazed (a condition is recommended). The rooflight serves bedroom 2 below and would not result in overlooking. Subject to the recommended condition in relation to the first floor bathroom window it is considered that potential overlooking can be overcome. The mass and bulk increase at first floor level would be limited in depth and given the set off to the boundary with No36 is considered limited and acceptable. Whilst there would be additional first floor south facing windows these would primarily face down the application site garden and any views to properties to the east (36 and 2) or west (32) would be limited and acceptable. For these reasons they would not be considered to result in any significant impact to the occupiers of the neighbouring property.

- 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/19/00717

(A) 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:

Location Plan, Block Plan, Existing elevations and floor plans Drawing No. BA060_01_001 Rev A
Proposed Elevations, Floor and Roof Plans Drawing No. BA060_03_001

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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.
- 4 The proposed bathroom window at 1st floor level in the east facing elevation of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - (ii) at all times be and remain glazed entirely with obscure glass, the particular

type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.