

Recommendation: **GRANT PERMISSION**

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) 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 This proposal includes an extension at second storey level to create a studio and an extension to the garage which is separate from the main property. The second storey extension would be located above the existing side extension which was granted permission in 2013 under application APP/13/00960. It would comprise of a build up towards the rear, increasing the height of the rear elevation by approximately 3 metres to create an additional room at second storey level, altering the existing pitched roof slope, creating a shallow sloping roof down towards the front of the property.
- 7.4 The proposal includes the addition of one velux window to the front roof slope as well as one window to the rear, both serving the second storey. The materials proposed include roof tiles to match existing as well as hanging tiles to the rear and side - these are deemed to be appropriate and in keeping with the design of the main property. The proposed development, although located to the side of the property, is not deemed to be highly visible from the highway due to the location of the property at the end of the street, therefore impact upon the character of the streetscene is judged to be of an acceptable standard.
- 7.5 The proposals for the garage include increasing the depth to match that of the adjacent garage belonging to no 6, bringing the rear garage wall up to the rear boundary. The front of the garage would also be brought back, bringing it in line with the neighbouring garage and would benefit from a new flat roof and walls in facing brickwork as well as a new door and window facing back towards the main property. In general these alterations are deemed to upgrade the existing structure and would be acceptable within the context of the main property and the surrounding area.

The annexe is currently used for elderly relatives and is linked by an internal doorway to the main house. With the proposed development this use shall continue, with the extra room used as activity space. A condition has been applied, reiterating the use of the annex as ancillary.

- 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 One additional window is proposed to the rear Northern elevation at second storey level. This is not considered to have any harmful impact on neighbour amenity in terms of overlooking as there is approximately 22 metres between no 6 Highland Close and the properties which have gardens backing on to the rear. To the West lies the Emsworth Sports and Social Club. The velux window proposed to the front of the property is also not deemed to have any notable impact on neighbour amenity.
- 7.8 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) Parking

- 7.9 The second floor studio would be viewed as a bedroom by the local planning authority. This would create a property with 5 bedrooms overall, which, according to the Havant Borough Parking SPD would require a minimum of 3 parking spaces. A parking plan has been received as part of this application showing 3 parking spaces which meet SPD guidelines in their dimensions. Additionally it is considered that there would be enough on road parking locally to accommodate an extra vehicle.

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/19/01125

(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:

3226 P03 Location and block plan
3226 P02 Proposed elevations
3226 P01 A Proposed ground and first floor plans
3226 01 B Proposed parking plan
Confirmation of ancillary use (email)

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, or 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.

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The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall be

constructed so as to be intergrated with the accomodation of the existing dwelling and shall remain permanently as such thereafter, it shall not be used as a separate unit of accomodation whatsoever.

Reason : Separate accomodation would lack adequate amenity/garden and parking space resulting in an unsatisfactory form of development which would not accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework . In addition a separate unit of accomodation would require appropriate mitigation in relation to the impact on designated habitats and a Habitats Regulation Assessment / appropriate assessment.