

5 **Statutory and Non Statutory Consultations**

No comments received

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I do not object in principle to an extension at 34 Highfield Avenue, but I have concerns over the plans as shown on the website. My concerns are: 1. The proposed single storey extension at the rear of the property appears to extend several feet further into the garden than the extension at my property. This would have a significantly detrimental effect on my property because it would reduce the natural light inside the rear of my property, reduce its overall value and make it less appealing to any potential tenant or buyer. The main reason for this is that significant amounts of natural light would be blocked from my property and the proposed extension would mean the outlook from my property would be onto an unsightly brick wall. My property has french windows/doors at that end of the extension, adjacent to the proposed development, which lead into an open plan living space, this is the area that would be impacted by proposed development. The predominant sunlight comes into my property from the direction of the proposed development, particularly during the	Please see planning considerations section of this report.

spring and summer months. I would suggest an extension that is the same depth into the garden as mine would be more appropriate.	
2. There is no indication of the relative height of the proposed extension compared to my property. Again, if this is higher than mine it will prevent light into my property via the skylight windows in my extension.	The proposed elevation drawings show the proposed rear extension would have a height of approximately 3 metres , with a flat roof. The roof would come approximately 1 metre below the sill levels of the first floor windows.
3. There is no indication on how the adjoining extension and roof would be joined, or otherwise to my existing extension. Request more detail on this please and wether a party wall agreement will be requested.	The submitted plans indicate that the rear extension would be within the application site and not attached to the neighbouring property.
4. There is no indication on how the roof conversion would be constructed with regards to my property including insulation and against additional noise. Again, request wether a party wall agreement will be requested.	The party wall agreement is not a planning consideration.
5. There are several shared services (water/sewage) that run beneath the proposed extension at 34 Highfield. Whilst constructing my extension significant additional works was required to protect these services with supporting beams and lintels, as well as providing access to the services. It is highly likely that these groundworks will be exposed during construction of the footings for the proposed development. Request more information on how the footings will be constructed in the new development and request assurances that any work will be undertaken by suitably qualified contractors who hold adequate insurance should any damage be done to the shared services, existing groundworks and my property. Also request how shared services will be accessed should the need arise.	These are not planning considerations/ these are considerations that would be addressed by building control.

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 comprises a loft conversion including hip to gable roof extensions to both hipped tiers of the roof slope. Alterations also include a rear dormer and a single storey rear extension.

Elements of this proposal will alter the front facade of the property which is visible from the public realm. Highfield Avenue is comprised of rows of properties of varying design and no 34 forms part of a row of attractive, semi-detached properties to the west which are all of the same tiered, hipped roof design, with brick and white render. No 34 forms part of the last pair of this design properties as these change design to the east. The proposed alterations to the roof will unbalance the appearance of the property both from its pair and those towards the west as these have all retained their original roof slopes. Despite this, the property is set back from the road and although the alterations would be visible, they are not judged to cause adverse harm to the character of the area. Furthermore roof alterations of a similar nature could be undertaken under permitted development which would not require planning permission. Additionally there are 3 small roof lights proposed to the front roof slope of the property. These are deemed to be modest in size and therefore would be acceptable within the context of the area.

The proposed dormer would be of a reasonable size, with a width of approximately 4.9 metres, a height of 2.4 metres and a depth of 2.9 metres. It would be set in from the sides of the roof slope as well as down from the ridge line and up from the eaves. It would have a flat roof, with two windows facing down the rear garden. The extension proposed to the rear of the property would have a depth of approximately 4.8 metres, a height of 3 metres and a width of 9.8 metres. This would come level with the side elevation wall of the existing garage. There would be two sets of windows and a set of french doors leading out into the rear garden on the rear elevation. Neither the dormer nor the extension would be visible from the road. Materials would include tiles to match existing and brick also to match existing.

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 west of the application site is no 32 Highfield Avenue. No 34 is set in from the boundary shared with this property by approximately 2 metres. No 32 has some windows sited on the rear elevation wall, close to the shared boundary. The proposed extension would bring the building line of no 34 forward from no 32, which is currently set level. Despite this the proposed extension is not deemed to have any significant impact upon the amenity of no 32 as it would not come within the 45 degree boundary of overshadowing, it is only set at single storey and there is an existing fence separating the properties which comes close to the top of the window line.

To the east of the application site is the adjoining property, no 36 Highfield Avenue. The rear extension would bring the rear elevation wall at ground floor level approximately 1 metre forward from the rear extension wall at no 36. The extension at no 36 has two sets of windows/doors to the rear as well as two roof lights on the lean-to roof slope. The proposed extension at no 34 would not come within the 45 degree line of no 36 and therefore would not result in any significant overshadowing to the rear window/door at no 36. Additionally this property is served by rooflights supplying adequate light into the rear section of the property. The relationship between the properties, with the application site to the west would mean that late afternoon sunlight would come from this direction, however as it would only be set forward by one metre there is not judged to be any significant harm to amenity caused by this. The dormer windows proposed would look down the rear garden of the application site - one of these would serve the ensuite and would be obscure glazed. These windows are not deemed to result in any significant overlooking.

- 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).

(iv) Parking _

- 7.6 The number of bedrooms would be increasing from 3 to 4. This requires 3 parking spaces at the property. These have been provided on the parking plan supplied with this application.

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/20/00174

(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:

07 proposed ground and first floor plans
08 proposed second floor and roof plan
09 proposed ground floor plan
10 proposed first floor plan
11 proposed second floor plan
12 proposed elevations
13 parking plan
14 site plan
15 proposed block plan
16 location plan

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window serving the ensuite in the rear dormer on the rear elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.