

Recommendation: **GRANT PERMISSION**

Single storey front extension, first floor side extension, single storey rear extension with revised roof to existing single storey rear extension (as approved application APP/18/01299) with the addition of a two storey front extension (Revised Application).

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

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No Comment.

Councillor Husky Patel
No Comment.

Councillor Ms C Howard - Purbrook Ward
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

Comment	Officer Comment
I have concerns reference to Planning Application mentioned above. My main concern is with the front elevation of the proposed pitched roof on the ground floor and how it will impact on the current pitched roof over my porch. I have attached photos showing the current arrangement of my porch which has been present for around 10 years or more, which shows how it wraps around the party wall dividing the two properties. The application calls for the new construction to the roof to No17 to join my porch roof continuously which gives me concerns as to how it will look cosmetically (i.e. tiles matching and whose responsibility it would be to rework the roof re-construction of my porch roof. I have not been able to get a clear answer to these issues from either the owner on No.17 or the architect concerned.	This is a private matter not a planning consideration.

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) Car Parking
- (v) CIL

(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.

7.3 The application site recently gained planning approval for a 'single storey front extension, first floor side extension, single storey rear extension with revised roof to existing single storey rear extension' under APP/18/01299 dated 6th February 2019.

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

7.4 The proposed development would involve a two storey front extension as an addition to the approved plans under APP/18/01299. The previous application would have no further changes and be implemented accordingly to the submitted plans. The proposed two storey front extension would have a width approximately 6.3 metres and a maximum height of approximately 6.9 metres.

- 7.5 The proposed two storey front extension would extend approximately 2 metres forward from the existing main house wall, being approximately 1.3 metres further forward from the existing front porch and garage. The proposed works would result in the existing garage being slightly extended and the existing porch covered with a entrance canopy. The proposal would provide additional accommodation and more space for the existing bedrooms.
- 7.6 The proposed extension would have matching brickwork and tile hanging to the existing property. This would be inkeeping with the context of the main dwellinghouse.
- 7.7 The roof of the proposed front extension would be pitched with a hip to the front. This would have a minimal impact on massing along the front elevation, therefore deemed acceptable.
- 7.8 It is considered that due to minimal depth of the proposed extension, the property would retain the appearance of a stepped facade along the street. This would be inkeeping with the character of the area.
- 7.9 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

- 7.10 The proposed two storey front extension would be visible from the public domain, with two windows to the front which would look towards front gardens and the highway. It is therefore considered that this would not result in the overlooking any private amenity space.
- 7.11 The property to the north (15 Liddiards Way) is a semi detached house with a garage attached to its southern elevation. The property has been extended to the side and rear by means of a wrap around style single storey extension. Due to the staggered nature of the properties along Liddiards Way the principal elevation of No. 15 is approximately 5 metres closer to the highway than the application site. By nature of the positioning of No. 17 and No. 15, the two storey front extension would be set behind the principal elevation of No. 15 by approximately 3 metres and would not have a significant impact in terms of overlooking or overshadowing.
- 7.12 The proposed development would be close to the boundary to the north, however it would be slightly set back to prevent any overhanging with the adjoining property No. 15 Liddiards Way.
- 7.13 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) Car Parking

- 7.14 The proposed development would result in increasing the number of bedrooms from 3 to 4 and therefore 3 car parking spaces are required as set out in the Havant Borough Car Parking SPD. There is sufficient car parking on the site to accommodate 3 car parking spaces and therefore accords with the Havant Borough Car Parking SPD.

(v) CIL

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

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/19/01180

- 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 - P_22
Proposed Block Plan - P_22
Proposed Elevations - P_21
Proposed Floor Plans - P_20

Reason: - To ensure provision of a satisfactory development.