

Recommendation: **GRANT PERMISSION**

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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

(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 application includes the addition of two dormers to the front of the property, an extension to the rear and works to the front porch. The materials include brick and render to match, tiles to match and white uPVC windows and doors.

The rear extension would have the same height as the existing garden room which extends behind the garage and would have the same depth, with a width of approximately 3.4 metres. The scale and design would be modest in relation to the main property as the height and depth have been kept uniform with the existing extension. The proposed extension would be located to the rear of the property and therefore would not have any impact upon the streetscene.

The position of the proposed dormers on the front roof slope makes them highly visible from the streetscene. Although the majority of properties in the street have not undergone alterations to the roof slope, the neighbouring property, no 15 has undergone a similar development with three dormers to the front roof.

The proposed dormers would have approximately 2.3 metres in width, 1.5 metre ridge height and 1.6 metre depth and hence seem fairly modest in scale and proportion. They would be set back slightly with a pitched roof design and would not be considered overbearing on the host property nor on the character of the streetscene to a significant degree.

The works to the porch include a pitched roof which would be complimentary with the pitched roof style of the main house and proposed dormers, meeting the specifications set out in the Havant Borough Good Design Guide SPD (2011).

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 The rear extension is not deemed to have any significant impact on any neighbouring properties. It would be located within the core of the main property and hence would be shielded from view by the existing extension from the closest property, no 15. On the boundary of the rear garden are a variety of mature hedge and tree screening which would conceal any development from view from any properties to the rear.

There would be one additional door to the rear South elevation, facing towards no 11. This would not be considered to cause any issues of overlooking as there is already an existing window and door in this position, which face a high boundary wall.

- 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/19/00841 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 unique plan reference #00450516-B88636
Location and Block Plan, Existing Elevations and Floor Plans Drawing Ref Planning 1
Proposed Floor Plans and Elevations Drawing Ref Planning 2
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2018.