

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

None necessary

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 In street scene terms the proposed extension above the garage and front dormer replicates that done in 2012 at Number 22 adjacent. The properties are sufficiently spacious and set off their boundaries and with the slight stagger that this roof extension would not result in a terracing effect and the spacious character of the area would be maintained. To the rear the proposed single storey extensions are appropriate to the host dwelling and the site of sufficient size to accommodate.

7.4 Overall, the design and appearance of the proposal is deemed appropriate in context to the character of the area 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

- 7.5 The approved plans of APP/12/00509 at No 22 adjacent indicate that the first floor side window infact is two windows sat closely together and each are secondary windows to bedrooms that each also have a dormer window. On this basis the outlook from and light to is only secondary in nature and the increase in roof height above the garage will only marginally affect these rooms. The proposed extension replaces 3 small side windows with a blank facade and as such any cross overlooking is reduced (and any future windows would need to comply with permitted development which in such a side elevation would need to be both obscure glazed and non-opening where above 1.7m). The single storey extension in this western half has been kept to a flat roof which would minimises any impact to No 22. The single storey extension on the eastern side is proposed with a pitched and hipped end and due to a slight tapering in the site boundary would be between 1m and 2m from the boundary which is a high evergreen hedge. This would have minimal impact on the neighbours at No 18.
- 7.6 Overall 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.

(iv) Parking

- 7.7 The proposed development results in the existing 3 bed dwelling becoming a 4 bed dwelling. To comply with the adopted Parking SPD an additional on site car parking space is required, which can be accommodated and as been shown on the block plan. Accordingly the proposal is considered compliant with the Parking SPD and policy DM13.

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/19/00434

(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, Block and Existing plans & elevations Drawing number 8810 - 01

Proposed Plans Drawing number 8810 - 02

Proposed Elevations & Perspectives Drawing number 8810 - 03

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.