

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact on 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 application seeks to extend the principal elevation of the property forward by 2.3m to meet the front of the existing garage. This would result in the property projecting slightly forward of the property to the east (No.25), but behind the property to the west (No. 27). The proposal includes the rendering of the existing face brick, with a central feature panel of exilis veneer walling. It is noted that the current property is of an individual design within the streetscene of Kings Road, which provides a diverse mix of detached and semi detached one and two storey properties constructed using a mix of materials, including render, brick and cladding.

7.4 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

7.5 Due to the location of the proposed extension, it is not considered to have an adverse impact on the occupiers of the properties to the south. Furthermore the highway of Kings Road is immediately to the north.

7.6 The property to the west (No. 25 Kings Road) is a detached bungalow. It is noted that this property has two bay windows located along the western boundary. However as the proposed extension will be located to the north of these windows, it is not considered that it would lead to significant loss of light. The plans show no windows are to be inserted into the western elevation and therefore will not create additional overlooking.

7.7 To the east of the application site is No. 27 Kings Road, a detached bungalow which sits close to the shared boundary line. It is noted that this property has two windows along its eastern elevation which will suffer a loss of some morning light, however these windows do not provide light and ventilation to primary living rooms and therefore the refusal of this application in terms of loss of light could not be justified. No windows are proposed for the western elevation of the extension.

- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on parking

- 7.9 The proposal will reduce the amenity space to the front of the property however two cars can be accommodated within the curtilage and therefore complies with the Havant Borough Parking Standards, and it is not considered that the proposal would have an adverse impact on the highway.

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/19/00413 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 - received 24.04.19
Block plan - received 15.04.19
Existing elevations - received 15.04.19
Existing and proposed first floor plans - received 15.04.19
Proposed elevations and ground floor plan - received 15.04.19
Email confirming details of external materials - received 01.05.19
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. The colour of the render is to be White Mist or a similar shade, the cladding is to be Imperial Exilis Walling and the roof tiles are to match those of the host dwelling, unless otherwise agreed in writing with the Local Planning Authority.
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.