

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

No consultees.

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: 2

Comment	Officer Comment
I have no objection to the planned extensions but i am concerned where Builders vehicles and materials will be based as I do not want my grass verge which is maintained by me to be used as car parking space. I do not consider the grass verge to be car parking space for anyone and I am the one who has to repair the damage. Can you please ensure this does not happen.	No objection noted. Given the busy nature of London Road it is recommended that a condition in relation to construction parking and material storage is imposed.
Having looked at all the plans we feel that the main adverse impacts upon our property would be an unacceptable loss of privacy to our master bedroom and an unacceptable loss of light to our downstairs bathroom.	See Planning Consideration section of this report.

The three proposed velux windows in the roof of the rear extension would allow intrusive visual access through our master bedroom window and the rear extensions proximity to our mutual boundary would lead to extreme loss of light in our downstairs bathroom. Consideration also needs to be given to an existing well which lies on our mutual boundary. We feel that the proposed rear extension plans by reason of its size, sitting and window design represents an unneighbourly form of development that would have an adverse impact on the amenity of our property by reason of unacceptably reduced privacy and light.	
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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 includes a two storey side extension and single storey rear extension with a loft conversion with side dormer. The side extension and side dormer elements of this proposal would be visible from the public realm, although the side extension would be set back from the front elevation of the property and down from the ridge line of the existing roof slope. This would make the extension appear relatively subservient to the main property and less dominant visually from the highway, although it would be set close to the boundary with the neighbouring property, no 193. Despite this, properties located along London Road are fairly mixed in design- this property is set as a pair, however to the South there are terrace style properties and to the East, larger detached properties and so there are is no evident pattern to the gaps retained between properties. Additionally, properties in the immediate vicinity have a range of heights and set backs and as there is still a 3.5 metre gap retained on the side of the boundary of no 193. The adjoining property no 189 benefits from a side extension of a similar scale, set back and roof style as proposed in this application and so the pair

would retain some element of symmetry from the proposed side extension, therefore this is judged to be acceptable in terms of impact on the streetscene.

The side dormer would be set up from the eaves and down from the ridge level on the roof slope. It would have a smaller depth and height towards the front of the property, and would increase to approximately 2.6 metres in depth and 2 metres in height behind this. This would create an ensuite at the front, followed by a bedroom in this additional roof space.

The single storey extension is proposed at the rear of the property. This would span the width of the plot, and would come up to the boundary on both sides, attached to the proposed side extension and the existing rear elevation wall, where there is currently a small outbuilding which would be demolished as part of this development. The proposed rear extension would have a pitched roof, with aluminium framed double glazed doors on the rear elevation. Both the rear extension and side extension would be constructed from facing brickwork, with slate roof tiles 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 South is the adjoining property, no 189 which has an extension to the rear granted in 2007. In terms of impact upon no 189 London Road, the single storey rear extension is not considered to have any significant impact upon the amenity of no 189, it would only have a depth of 1 metre greater than that of the rear extension elevation wall at no 189, which has large windows to the rear, serving light into this room. There is an obscure glazed bathroom window on the Northern elevation wall at no 189, which forms part of the rear extension. As the proposed extension would come up close to the boundary here, this would impact this window. Despite this, this is judged to be acceptable as this window has been constructed on a side elevation, close to the shared boundary. It already overlooks the outbuilding to the rear of no 191 and before that, the boundary fence. It would serve a non habitable room which is already obscure glazed. There would be three velux roof lights proposed to the Southern elevation roof slope of the rear extension, a similar design of which was permitted in APP/06/69034/003 at no 195 London Road. These three roof lights would serve the ground floor level and to prevent any potential for perceived overlooking back towards the rear elevation of No.189, these windows shall be conditioned to be obscure glazed.

To the North of the application site is the neighbouring property, no 193 of which has undergone various development and is sited 3.5 metres off the boundary shared with no 191. This proposal would have some impact upon sunlight received from the ground floor, South elevation window at no 193. This window serves the kitchen and would be sited opposite the single storey element of the proposed extension works, with the second storey element set slightly forward from this. This impact on sunlight to a habitable room is judged to be one of the main considerations with this application due to the close proximity of the extensions to the shared boundary, exacerbated by the two storey element. Despite this, when potential overshadowing is considered, it is deemed that this impact would not be great enough to warrant a refusal and therefore would be of an acceptable standard.

The kitchen to the rear of no 193 is dual aspect, with large windows to the rear of the property, which would provide adequate lighting to the room. Additionally there is a gap of approximately 3.5 metres between the properties which would help to mitigate against any overshadowing.

A dormer is also proposed to the side roof slope of the North Easterly elevation, which would have two smaller windows towards the front and a larger window towards the rear. These would overlook the South elevation wall of no 193, which has no windows at first floor level at this elevation. The two smaller dormer windows shall be conditioned to be obscure glazed. On balance the third larger window would have a limited impact in relation to potential overlooking and a refusal of planning permission would not be justified. There are also two windows proposed to the single storey rear extension which would be facing this neighbour, however they would be small in size and set at high level, preventing overlooking, which would be deemed to be acceptable in terms of impact on neighbour amenity. There would be one window proposed to the second storey, rear elevation of the proposed side extension, however as this is a residential area, with existing windows at second storey level, there is not judged to be any significant increase in overlooking caused by this window.

There have been concerns raised regarding the potential impact of this proposal upon a well situated on the boundary with no 189. No evidence of a well could be provided by the applicant, however if one were to be found this would potentially need to be dealt with under building regulations.

- 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).

Parking

- 7.6 There are no additional bedrooms proposed, therefore no additional car parking requirements.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00745 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:

Drawing Number 190601/01 - Location & Site Plan - Dated 01.07.19

Drawing Number 190601/04 - Proposed Floor Plans - Dated 01.07.19

Drawing Number 190601/05 - Proposed Front & Side Elevations - Dated 01.07.19

Drawing Number 190601/06 - Proposed Rear Elevation & Section - Dated 01.07.19

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 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.

- 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 three rooflights on the single storey rear extension roof slope facing South and the two windows on the roof dormer on the side elevation facing North serving the bathroom and landing shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.

5 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.