

Recommendation: **GRANT PERMISSION**

- 1.1 The application site is a two storey semi detached property with render to the elevations and a hipped tiled roof. To the front of the property is a gravel driveway runs along the width of the property.
- 1.2 Lester Avenue is a quiet residential area of Bedhampton. The street is characterised by regularly spaced, two storey, detached and semi-detached properties which are set back from the road by approximately 7 metres, creating a uniform building line. The majority of the properties also benefit from off-street parking to the front and several of the properties have detached garages to the rear. Many of the properties have been altered and extended.

09/73109/000 - Two storey extension to side (south) elevation., PERM,21/12/2009

Single storey rear extension with vertical dark brown cladding. Alteration to the roof from hipped to gable with 3No. pitched dormers to the rear elevation.

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
AL1 (Presumption in Favour of Sustainable Development)

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

Not required

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

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 The proposed single storey rear extension will have a depth of approximately 4m and a maximum height of 3.6m from the ground level, the extension will be along the shared boundary of No.6, which already benefit from a single storey extension with approximately the same depth and maximum height. The proposed extension would not be visible from the public realm and would not create an adverse effect upon the streetscene. The proposal includes the introduction of dark brown vertical cladding to the proposed extension, the properties within close proximity of the application site show a mix palette of colours including brick and painted render. Furthermore it is acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

7.4 The proposed roof extension would be visible from the streetscene, it is noted that the other attached dwelling as part of this set of semi detached dwelling have already carried out the 'hip to gable' roof extension therefore the proposed roof extension would have more of a balanced appearance and would not have an incongruous effect upon the streetscene.

7.5 The proposed 3No. rear dormers would not be visible from the streetscene, the attached dwelling have already benefited from 2No. rear pitched roof dormers, therefore the addition of 3No. dormers of similar style, design and materials would not have an adverse effect and would create balance between these properties.

7.6 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

- 7.7 The proposal would have minimal effect on the neighbouring properties to the front.
- 7.8 The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission and therefore it is not considered appropriate to refuse this application on the grounds of significant overlooking.
- 7.9 The proposal is a distance of 5.5m to the boundary with the neighbouring property to the south and a further distance of 8m from the nearest rear window, the development would be partially screened by the existing 1.8m boundary treatment, therefore the impact on this neighbouring property would be acceptable.
- 7.10 The proposal is approximately the same height and depth and the existing single storey extension at No.6 , therefore the impact upon this neighbouring property would be minimal.
- 7.11 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/19/00488 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:
Application Form - Received 07 May 2019
Location Plan - Drawing No. 19010/01B - Received 10 July 2019
Existing Floor Plans and Elevations - Drawing No. 19010/02A - Received 10 July 2019
Proposed Floor Plans and Elevations - Drawing No. 19010/03B - Received 10 July 2019
Sections, Elevations and 3D Views - Drawing No. 19010/04A - Received 10 July 2019
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, or 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.