

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

N/A

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: 4

Comment	Officer Comment
I would like to express my concern regarding the window on the side elevation for the central bedroom. If i were to wish to have a similar extension i would end up with two clear windows less then 2 meters apart. It would be better if the window wasn't central in the room.	Side window now serves an en-suite and an obscure glazing condition is recommended.
Proposed building will definitely cut out my light and not look as good as the Oak and Birch tree. Obnoxious sights and dark dull gardens are not places anyone wants to retire to. The two wonderful trees will need to come down for that type of planning permission to be approved. Alternatively they dig deep into their garden, then build the workshop so that roofline can follow the fence line. Concern re rainwater. Difference between land levels, my garden is lower.	The outbuilding to the rear of the plot has now been removed from the application. The trees are beyond the site boundaries and are not impacted by the extension to the house (the outbuilding is not part of this application).
Height of rear building and changes in level increasing impact. Tapered plot - how will building be designed. More consideration to adjacent neighbours than to rear neighbours (boundary set off'). Rear building detrimental to outlook. Loss of light. Drainage for new structure not shown. Existing flooding issue for gardens in	Outbuilding removed from applicaiton. Drainage proposals considered under Building Regulations

Beaufort Road. Told ditch used to exist. What are the drainage proposals. Increase in footprint 3x the original building Parking covers front garden Appears to be hard core covering remaining garden - what are the plans? Drainage concerns Proposed workshop - is it to be used for commercial purposes? What provision for sound proofing so close to rear properties? Neighbours already have problems with noise from more than one workshop. Same goes for workshop being used as games room. What services are being connected to the outbuilding?	Outbuilding removed from application

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
- (v) Other matters

(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 proposal is to extend this semi-detached dwelling with a side extension and single storey rear addition and loft conversion with rear dormers. Rooflights are also proposed to the front elevation. The side extension would include a half hip roof design. The walls are intended to be rendered and the roof tiles are now shown as to match the existing.

7.4 The public view of the proposals is from Lester Avenue and the proposed side extension would be similar in size to others that have been provided in Lester Avenue. There is an example of a hip to gable extension in the Avenue and there are other side extensions of a variety of designs. It is also noted that whilst the majority of properties retain pebble-dash finishes, other properties have been rendered with cream or off white finishes.

7.5 The proposal would retain a gap to the boundary of approximately 0.8m which although rather tight would be similar to a number of other examples in the Avenue (some properties have been extended to the boundary). The property to the north No.36 is set off the boundary and the half hip proposed also helps to provide a break at the higher level. Roof lights are an existing feature in Lester Avenue. The rear dormers have been

amended so that they are split and retain more of the original roof slope, this is considered to improve their appearance and results in an acceptable appearance and design.

- 7.6 Subject to securing final details of the render colour/finish and ensuring matching tiles, it is considered that the impact on the character and appearance of the street scene and wider area would be acceptable.
- 7.7 The rear extension being single storey and flat roofed has a limited impact on the wider visual amenities of the area.
- 7.8 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

- 7.9 It is considered that the properties most impacted by the proposed development are No's 32 and 36 Lester Avenue and to 91 and 93 Beaufort Road.
- 7.10 The main impact to No.32 is considered to be from the rear single storey extension. The proposal has been amended during the consideration of the application with the depth of the extension reduced and the rear part of the extension being set off the common boundary. No.32 has a rear glass roofed extension with rear facing windows. The reduced depth rear extension and set off are now considered to result in an acceptable relationship to the adjoining property it is noted that no objections have been received from this property.
- 7.11 No.36 is to the north of the application property and has a flank wall facing the application site. This property has a ground and first floor window facing the application property but is set off the common boundary with a driveway in between. The proposed extension would have a window (utility) and door at ground floor level facing No.36. At first floor level there would be an en-suite window which is recommended to be obscure glazed with the imposition of a suitable condition. It is considered that subject to the condition, the relationship between the properties would be acceptable.
- 7.12 The properties to the rear (east) in Beaufort Road are bungalows set lower than the application site. A number of concerns in relation to the proposed outbuilding have been received, however, that element of the original proposals has since been removed from the application. The main impact is now considered to be from the proposed rear dormer windows which would serve a bedroom and a bathroom at the second floor level. These windows would however be approximately 40m from the properties to the rear and would not result in an unacceptable level of overlooking.
- 7.13 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) Parking

- 7.14 The proposal would increase the number of bedrooms in the property from 3 to 4 which would require 3 parking spaces. These can be accommodated to the front of the site and a condition is recommended to ensure that they are provided.

(v) Other matters

- 7.15 The proposal results in an extension of less than 100sqm additional floorspace when demolition taken into account. Therefore the development would not be CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area. the development 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/18/01132 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 Ref: p2buk/287841/391851
Block Plan Proposed Unique plan Ref: b90buk/287841/391848 Rev A
Ground Floor Plan Proposed Drawing No. 04 Feb 2019
First Floor Plan Proposed Drawing No. 05 February 2019
Second Floor Plan Proposed Drawing No. 06 February 2019
Proposed Elevations Drawing No. 08 Rev A
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the en-suite window in the first floor on the elevation facing north 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.
- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.