

Recommendation: **GRANT PERMISSION**

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I object to the proposed 2 storey rear extension as it will over shadow my property, causing loss of daylight particularly within my small North facing rear garden.	Addressed in Section 7
Our house is in the middle of a block of five and, because of its aspect, it only gets sunshine into the kitchen and dining room in the morning and the evening. The proposed development of a neighbouring property will completely block the morning sun, reducing our daylight. It will also overshadow and overlook the small back garden.	Addressed in Section 7
None of the detached properties on the estate has windows facing the direct neighbour, as in this plan. If the current plan were to be accepted, we would request that it be on condition that these new side windows be glazed with "frosted" or patterned glass, so as to maintain privacy. The plan shows that new transparent windows at the front and back of the building would serve the room in question.	Addressed in Section 7
It is also noted that one of the new side windows is associated with a new kitchen sink unit; it is assumed that this will need a new drain to be excavated close to our property, which is only separated from the boundary by a narrow pathway.	This is not a planning consideration.

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 The proposed extension is to the rear of the property and as such will not be readily visible from the public domain. Notwithstanding this, the proposed materials are to be of a similar appearance to the host dwelling. The proposal will reduce the length of the rear garden to approximately 7m in depth, however the plot has a width of approximately 10m and this is considered to be appropriate in context with the size of the property.
- 7.4 Two properties to the rear of the application site have been extended to the rear by means of extensions of a similar size and style.
- 7.5 This application also seeks to make alterations to the front elevation to enable the conversion of the existing integrated garage into living accommodation. This will include the need to remove the garage door and replace with brickwork and a window. The plans also show the front door is to be replaced. These alterations are considered to be permitted development and subject to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), do not require the benefit of planning permission.
- 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 By nature of the location of the extension it is not considered that it would have an adverse impact on the occupiers of the property to the south.
- 7.8 The extension will be approximately 7m from the shared northern boundary line, and in excess of 20m from the properties to the north and therefore is not considered to have a significant impact on the occupiers of these neighbouring properties.
- 7.9 The property to the east (21 Island Close) is a detached house with a detached garage sited close to the eastern boundary of the application site. Concerns have been raised that the proposal would overshadow the garden of No. 21 and would result in a loss of light. A 45 degree light test has been carried out which shows that in the afternoon the proposal would result in a minimal amount of overshadowing to a small area to the rear of the garage of No. 21 and this is not considered to be significantly harmful enough to justify the refusal of this application. Furthermore the extension will be set a minimum of 6m from the dwellinghouse to the west and therefore is not considered to be overbearing. The submitted plans show the addition of a door to the original dwelling which can be inserted utilising permitted development rights (as mentioned in section 7.5) and therefore does not require planning permission. The plans also show the addition of a window to the eastern elevation of the extension. The top of the window will sit approximately 2.2m above ground level. It is considered that the boundary treatment of 2m high fencing will retain the privacy of the occupiers of both No's 21 and 22 Island Close and as such the window will not result in significant overlooking.

7.10 The property to the west (23 Island Close) is a detached two storey dwelling of a similar style to the application site, located approximately 1.5m from the dwelling at No. 22. Concerns have been raised that the proposal will reduce morning light to the property and result in a loss of privacy due to the installation of windows. The proposed extension is to project 3.26m north from the rear wall of the existing dwelling. A 45 degree test shows the proposal will result in a reduction of daylight to the rear window closest to the boundary, however this will be for a limited period in the morning, and as such is not considered to result in a significant impact. Furthermore the current mature natural screening along the boundary line restricts light into this window. The proposed windows to the western elevation are both to be inserted into the ground floor of the existing dwellinghouse and as such the windows can be inserted under permitted development rights (as mentioned in section 7.5) and do not require planning permission.

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.

(iv) Impact on parking

7.12 The application seeks to convert the existing garage and extend the current house. The floor plans show that subject to the extension being constructed, the property will have three bedrooms. In order for the proposal to comply with the Havant Borough Parking Standards, a minimum of two parking spaces should be available within the curtilage of the dwelling and the submitted Block Plan shows that this is achievable to the front of the dwelling.

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/19/00146 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 and block plan - 19002 - 101

Proposed elevations - 19002 - 501 (rev a)

Existing elevations - 19002 - 301

Proposed floor plans - 19002 - 401 (rev b)

Existing floor plans - 19002 - 201

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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows shall be inserted into the first floor of the eastern or western elevations of the extension without the prior written approval of the Local Planning Authority.
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 2018.