

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees were required for this application.

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: 1

Comment	Officer Comment
The proposal will reduce the sunlight to our kitchen, garden patio and surrounding garden area, and rear bedroom. Our outlook from the garden will now be onto an additional 5.5m high wall with an additional 3m of a square ended roof area.	Addressed in Section 7

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 plans show the proposed insertion of a first floor window to the south (front) elevation, two first floor windows to the western (side) elevation and one first floor window to the eastern (side) elevation. These will be visible from the public domain however are considered to be an appropriate size and design in context with the host dwelling.

- 7.4 The proposed extension is to be located to the rear of the property and as such will not be readily visible from the public domain. Notwithstanding this, the extension is to be constructed using materials to match those of the host dwelling and as such is deemed appropriate in context to the main building and considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 By nature of the location of the extension it is not considered to have an adverse impact on the occupiers of the property to the south in terms of loss of light. The plans show the proposed addition of a window to the front elevation. It is not considered that this would result in a loss of privacy as the front garden areas of the properties to the south are visible from the public domain.
- 7.6 The rear wall of the extension will be located in excess of 30m from the shared boundary with the property to the north and therefore will not significantly impact the occupiers of this property in terms of loss of light or overlooking.
- 7.7 No. 11 Privett Road is located to the west of the application site. This is a semi detached bungalow which has been extended to the rear. The eastern elevation of No.11 includes a secondary window which is sited level with the rear wall of the existing first floor of the application site. It is accepted that the proposal will result in a reduction of morning light to this window, however this is not considered to be significant enough to justify the refusal of the application. The proposal includes the addition of two first floor windows to serve a bathroom and a bedroom. The bathroom window is to be obscurely glazed. The proposed bedroom window will face the flank wall of No. 11 and it is not considered that this would result in significant overlooking.
- 7.8 No. 15 Privett Road is a detached chalet style bungalow located to the east of the application site, and has been extended to the rear by means of an extension and conservatory. Concerns were raised that the proposal would reduce light to this neighbouring property and external amenity space, and would have an impact in terms of massing. A 45 degree light test shows that due to the retained separation gap, the proposal would not have a significant impact on light to the rear patio area or windows/doors within the rear elevation of No. 15, however the extension would reduce afternoon light to the kitchen window which is located on the western elevation of the bungalow. The original plans showed the proposed extension to be gable ended to match the front elevation, however following discussions with the agent this has been altered to a hipped roof, to replicate the roof of the existing single storey extension. This has reduced the impact on light to the western elevation and is now considered to be acceptable. The plans show the eastern elevation of the extension will be set approximately 3m back from the shared boundary line and therefore it is not considered that this will have a significant impact on the neighbours to the east in terms of mass and bulk. Furthermore, the alterations to the roof will further reduce any visual impact. In terms of potential overlooking, the proposal includes the addition of a window towards the front of the eastern elevation to provide light and ventilation to the landing, and is therefore not considered that this would result in significant overlooking to private amenity areas.
- 7.9 The two windows to the rear elevation are to provide light and ventilation to two of the first floor bedrooms. These will be sited approximately 5.3m further north than the two existing rear first floor windows. The rear wall of the property to the east is set approximately 3.8m further back from the rear wall of the proposal and as such the new windows will not overlook the rear patio area to No. 15. The proposed rear wall of

the extension is to be approximately 2.3m back from the rear wall of the extension to No. 11 Privett Road. The patio area to No. 11 is already visible from the existing first floor windows of the application site and the rear dormer windows to No. 9 and it is not considered that the proposed extension will significantly reduce the privacy to the occupiers of this neighbouring property.

(iv) Impact on parking

- 7.10 The proposed extension will result in the house having four bedrooms. The submitted site plan (1819-109 02) demonstrates that three vehicles can be parked within the curtilage of the dwelling and therefore the proposal accords with the Havant Borough Parking Standards. A condition is recommended to any planning permission granted to ensure the garage is retained for the parking of vehicles.
- 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).

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/19/00070 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 - 1819-109 01
Site plan showing parking - 1819-109 02
Existing floor plans and section AA - 1819-109 03
Existing elevations - 1819-109 04
Proposed floor plans - 1819-109 05
Amended proposed elevations - 1819-109 06 (rev a)
Proposed section AA - 1819-109 07
Proposed notes and details - 1819-109 (08-10)

Reason: - To ensure provision of a satisfactory development.

- 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 The existing garage shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window on the first floor on the eastern elevation as shown on plan 1819-109 06 rev a shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.