

Recommendation: **GRANT PERMISSION**

Not applicable

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: 14

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
- (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 The proposed side extension would be single storey and with a width of 4.7m and a height of 3.8m would appear as a small-scale addition to the existing dwelling. The extension would not project ahead of the dwelling's frontage and would not appear unduly prominent within the streetscene. The materials to be used would match those existing at the property. It is considered that the extension would be subservient to the existing character of the dwelling and have no impact on the character of the wider area.

7.4 The new front canopy would be a mono-pitch roof in contrast to the flat roof of the existing canopy. The canopy would extend just 0.7m from the front wall of the dwelling and would be of a similar scale and design as the canopy which extends across the adjacent properties to the south, no. 21 and no. 22 Wait End Road. Overall, it is considered that the new canopy would not harm the character of the dwelling or wider area.

7.5 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

7.5 The proposed side extension would have a sufficient separation distance from the nearest neighbouring property, no. 18 Wait End Road, to ensure there would be no overbearing or overshadowing impacts. Though there would be a door and window to the rear of the side extension, these would serve a utility room and would only offer a

view of the front of no. 18 which is no worse than what is available from the pedestrian walkway which sits ahead of the neighbouring property.

- 7.6 The proposed canopy would be of a sufficiently small scale to offer no overbearing, overlooking or overshadowing impact on neighbouring residential amenity.
- 7.7 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.

(iii) Parking

- 7.8 The number of bedrooms at the property would remain at 3 while the designated parking spaces would be reduced to 2 from 3 spaces. An updated block plan and photographic evidence has been provided to show that the area to the front of the dwelling is capable of providing 2 spaces. Therefore, it is deemed that the parking provision at the site would be sufficient for a dwelling of this size and would comply with Policy DM13 of the Core Strategy which outlines residential parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area, neighbouring amenity or on parking provision 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/19/00503 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:
Proposed Site Plan (Revised), (Scale 1:500) received by the Local Planning Authority on 06/06/19
Side Extension, Drwg No. 3073.19
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2018.