

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 4

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 proposal is for a single storey rear and side extension, following the demolition of the existing garage, rear conservatory and cloakroom, extending the kitchen and dining room with a new store to the side. The side element of the extension would be visible from the public realm, although it is in excess of 14 metres away from the highway.

7.4 The extension would extend across the width of the site close to the side boundaries, with a maximum depth of 4.3 metres to the east and 6.1 metres to the west. The side addition has a flat roof to a height of 2.7 metres and the rear addition has a flat roof to a height of 3.1 metres with a roof lantern to a maximum height of 3.4 metres. The scheme would result in a reasonable addition to the footprint of the property, although it can be comfortably accommodated within the extent of the site and would result in a more cohesive design.

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

7.6 Although the side extension is to be built up to the western boundary, there are no windows in the side elevation and the extension would face the blank side wall of the single storey rear addition of the property at number 45, which is 0.9 metres from the

shared boundary. The existing garage which is to be replaced abuts the western boundary and projects 3.5 metres beyond the rear elevation of the new extension.

- 7.7 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD. This verified the extension falls outside the overshadowing zone of ground floor windows at 45 Fortunes Way. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.8 There are no windows in the eastern side elevation of the rear extension and whilst it would be situated adjacent to the eastern boundary, the depth is no more than that of the extension to the adjoining property at number 49, albeit slightly higher. It is therefore considered any impact to this property would be negligible.
- 7.9 Whilst there are bi-fold doors in the back elevation of the extension, it would be in excess of 30 metres from the rear boundary of the property. Furthermore, there are no properties to the rear of the site and the properties opposite are considered to be a sufficient distance away for any impact to be minimal.
- 7.10 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, 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/19/00170 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. P297/1	Location plan
Drg no. P297/2	Site plan
Drg no. P297/3	Existing ground and first floor plans
Drg no. P297/4	Existing elevations plan
Drg no. P297/5	Proposed ground and first floor plans
Drg no. P297/6	Proposed elevations plan
Drg no. P297/7	Proposed section plan

Reason: - To ensure provision of a satisfactory development.