

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No consultees.

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: 0

Comment	Officer Comment
No representations received.	N/A

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 proposals would result in a change to the appearance of the rear of the dwelling which would not be visible from the street, although would be visible from surrounding dwellings. The proposal is of limited scale and is considered to be proportionate. It is not considered to result in a significant impact visually nor be visually intrusive and there is good separation from surrounding dwellings, with the exception of no.15 adjoining. However, the majority of the conservatory would be screened by the existing fence and it is not considered that there would be an appreciable impact or harm in terms of visual amenity to no.15. The proposals are not therefore considered to be harmful to the appearance of the site or the locality and are also not considered to be harmful to the visual amenity of adjoining and nearby occupiers.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the

(iii) Effect on neighbouring properties

- 7.4 The principal impact of the proposal would be on no.15 adjoining. This dwelling would have a main rear window close to the joint boundary and to the conservatory. The proposed conservatory would encroach into the 45 degree outlook from the centre of that window by approximately 1.6m. The existing boundary fence would be retained and therefore between 0.635m and 0.913m (the latter closer to the main rear wall of the dwelling) would be visible above the existing boundary fence. This is not considered to result in a dominant impact in terms of height and proximity to the boundary. With regard to encroachment into 45 degree outlook, this is already significantly encroached into by the 1.8m high boundary fence and the introduction of the conservatory with the limited increase in height above the fence is not considered to result in significant harm to amenity. The side windows facing No.15 would be obscure glazed and a condition is recommended to prevent overlooking. The top opening vent would also restrict views when the windows are open. It is noted that no letters of objection have been received. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iv) Parking

- 7.5 The proposed additional accommodation would be additional floor space to the lounge/dining area and would also include a small utility room/store. This would not give rise to an additional parking requirement and the provision at the site is in accord with Standards. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)
- 7.6 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 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore 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/19/00658 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:
Drawing Number 90003316/Page 1 of 2 - Existing Plan & Elevations - Dated 27.06.19
Drawing Number 90003316/Page 2 of 2 - Proposed Plan & Elevations - Dated 27.06.19
Drawing Number 90003316 - Block Plan - Received 02.07.19
Site Location Plan, Scale 1:1250 - Received 02.07.19
Reason: - To ensure provision of a satisfactory development.

- 3 The windows in the west facing elevation of the conservatory hereby approved facing No.15 Mill Road shall:-

at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.