

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

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: 5

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 proposed extension to the front elevation is to extend the ground floor wall of the principal elevation out by 0.7m, to meet the front elevation of the existing porch. This element of the scheme also includes the addition of a pitched roof to extend the width of the front elevation of the house, and will be of a similar pitch to the roof of the neighbours porch. Other examples of similar alterations are visible within the streetscene and therefore it is not considered that this minor extension would have an adverse impact on the character of the area.

7.4 The proposed first floor side extension as proposed is of a similar style to the the attached property (No. 19 Liddiards Way, and will be constructed using materials to match the host dwelling. The extension is to sit above the existing garage and will increase the width of the first floor by 2.87m. It is considered that as other examples of similar extensions are visible within close proximity to the application site, the proposed first floor extension would be acceptable.

7.5 The proposed rear extension is to increase the width of the existing rear extension by approximately 1m, to be in line with the northern wall of the garage. This alteration will not be readily visible from the public domain and as such is not considered to have a detrimental impact on the character of the area. Notwithstanding this, the proposed materials are to match the host dwelling and the design is considered to be appropriate.

7.6 The proposed alterations to the rear extension and conservatory roofs will not be readily visible from the public domain and as such are not considered to have an adverse impact on the character of the area. Notwithstanding this, the pitched roof to the extension will match the pitch of the rear extension to the attached property, and the design is considered to be an improvement.

- 7.7 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

- 7.8 It is not considered that the proposed alterations would have a significant impact on the occupiers of the properties to the east or west.
- 7.9 The property to the north (15 Liddiards Way) is a semi detached house with a garage attached to its southern elevation. The property has been extended to the side and rear by means of a wrap around style single storey extension. Due to the staggered nature of the properties along Liddiards Way the principal elevation of No. 15 is approximately 4.75m closer to the highway than the application site.
- 7.10 By nature of the positioning of No's 17 and 15, the front extension will be set well behind the principal elevation of No. 15, and will have no significant impact in terms of overlooking or overshadowing.
- 7.11 The proposed first floor extension will sit close to the boundary line with these two properties. It is noted that there are no first floor windows to the southern elevation of No. 15, and the submitted plans show no windows are to be inserted into the northern elevation of this extension. The first floor window to the western elevation will be set closer to the property to the north, however due to the location of the neighbours extension, it is not considered that this would result in a significant loss of privacy to this neighbours external amenity space. Due to the orientation and staggered line of these properties, it is not considered that the first floor extension would result in significant loss of light.
- 7.12 The proposed rear extension will bring the northern elevation of the existing single storey extension closer to the northern boundary. This will not project beyond the rear wall of the neighbours rear extension and proposes no additional windows and as such is not considered to result in overlooking or loss of light.
- 7.13 The side/rear extension to No. 15 extends beyond the rear wall of the rear extension of the application site and as such it is not considered that the addition of a pitched roof would have a significant impact. Furthermore the replacement roof to the conservatory will not result in overlooking or loss of light.
- 7.14 No. 19 Liddiards Way is attached to the southern elevation of the application site. This neighbouring property benefits from a porch to the front, a first floor side extension and a pitched roof single storey rear extension.
- 7.15 The proposed single storey front extension and addition of a pitched roof is to be built in-line with, and to the same pitch as the porch at No. 19. It is not considered that this would result in the restriction of light to any of the neighbouring windows.
- 7.16 Due to the proposed siting of the first floor extension and single storey rear extension, it is not considered that these elements of the scheme would have any impact on the occupiers of this neighbouring property in terms of overlooking or overshadowing.
- 7.17 The proposed pitched roof to the rear extension is to be in-line with the roof of the extension to No. 19. It is not considered that the new roof or the replacement roof to the conservatory would have a significant impact on the occupiers of this neighbouring property.

7.18 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.

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/18/01299 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:
Existing floor plans - EX_01
Existing elevations - EX_02
Proposed floor plans - P_01
Proposed elevations - P_02
Location and block plans - P_03
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.