

Recommendation: **GRANT PERMISSION**

The single storey rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

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: 2

Number of site notices: 1

Statutory advertisement: 21/06/2019

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 conservation area

7.3 The extension is located to the rear of the property and as such is not readily visible from the public domain. Notwithstanding this, the design of the extension compliments the design of the host dwelling, using similar materials. The rear garden of the application site can easily accommodate the extension.

7.4 The proposal includes the addition of elements of render to the walls of the extension and part of the host dwelling. It is noted that elevations of the original property have a mixed palette of render, brick and tile hanging, as does the similar property to the south, and therefore it is not considered that the additional render would have an adverse visual impact.

7.5 The conservation officer has commented that the single storey rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

7.6 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 will enhance the character of the Conservation Area, complying with policies CS11 and CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

7.7 The extension is located to the east of the dwellinghouse and as such has no adverse impact on the occupiers of the properties to the west and to the east of the site is an

area of garage blocks for the residents of Juniper Square.

- 7.8 To the north of the site is a detached two storey dwelling (55 South Street). Along the northern elevation of the application site is a driveway which leads to a garage which is located to the rear of the property. The extension has been built against the southern elevation of the garage and projects no further than the rear wall. As such the only element of the extension visible from this neighbouring property is the pitched roof. It is considered that the separation gap and shape of the roof result in no significant impact on the occupiers of No. 55 in terms of loss of light or overshadowing.
- 7.9 No. 55b South Street is located to the south of the application site. This property is of a similar design and has a mono pitched roofed garage which runs along the southern boundary, creating a separation gap between No's 55a and 55b of approximately 5m. It is noted that the extension the subject of this application includes a window to the southern elevation, which looks towards the boundary treatment (fence) and the side elevation of the garage, however has no view into the neighbouring garden. The separation gap and orientation of the extension ensure no impact on this neighbour in terms of loss of light or overshadowing.
- 7.10 By nature of the works it is not considered that the addition of render would have an adverse impact on the neighbouring occupiers.
- 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). 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 considered to have limited and acceptable impact on the neighbours and will preserve the character of the Conservation Area, and therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00574 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:
Design and access statement - received 12.06.19
Location plan - received 12.06.19
Existing and proposed block plan - received 12.06.19
Existing floor plan - received 29.05.19
Proposed floor plan - received 12.06.19
Roof details - received 29.05.19
Proposed east and south elevations - received 12.06.19

Proposed north elevation - received 12.06.19

Photographs - received 12.06.19

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.