

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage
No comment

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: 1

Comment	Officer Comment
After viewing the new drawings we have no problems with this planning application and we hope it all goes smoothly.	Noted

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 development consists of a single storey extension to the rear of the proposed dwellinghouse to provide a master bedroom and kitchen diner at ground floor. This shall replace an existing conservatory, dining room and office. The works proposed to No 48 are large in depth but are single storey in height and set in from the side elevations modestly so as to create an acceptable visual impact on No 48. Combined with the large size of the amenity space to the rear the extension is considered to not create a cramped or crowded appearance within either streetscene and shall be sufficiently screened by the curtilage boundary.

- 7.4 A render material is proposed to be used on No 48 which is considered to not look out of place within the palette of colour shown in Charlesworth Drive and Andrew Crescent. Due to the single storey extension and that the amount of render proposed on No 48 shall be limited to the lower levels with the gables unchanged, the proposed material is considered to be acceptable and would not be necessary to condition. A colour has been proposed which is white/off white paint colour and this is considered to not create an oppressive or obtrusive appearance of No 48. A condition shall be included requesting a sample of the concrete tile proposed for the roof to ensure the finish and colour is appropriate and in keeping to No 48 particularly having regard to the shallow pitch of the extension which may impact the choice of materials.
- 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 The works have the potential to impact the adjacent neighbour No 50 Charlesworth Drive. Following a site visit it was noted that two windows are present in the west side elevation and rear south elevation serving habitable rooms at the neighbours property. The proposed development replaces the current development to a greater depth and has been designed sympathetically to be approx 1.065m from the shared boundary and is pitched away to the west. Although the extension has a large depth, the eaves height is modest at approx 2.4m which then slopes away to the highest point creating a greater distance between the highest part of the development and neighbouring property. This would reduce any significant impact caused to light levels reaching the neighbour and would ensure that the development does not create an oppressive viewpoint from No 50. With no objection raised by the neighbour the development, on balance, is considered to result in a limited and acceptable impact.
- 7.7 The proposed extension shall be set away from the boundary to the west by approx 4.8m which then leads onto Andrew Crescent. As such the development is considered to not impact the neighbouring dwelling adjacent to the west due to the substantial distance between them, the separation from the highway and the screening that is in place. The development is considered to be acceptable.
- 7.8 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/18/01128 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 01.11.2018

Proposed Block Plan: Drawing No ROE 06

Parking Plan: Drawing No ROE 05

Site Location Plan: Drawing No ROE 07

Location Plan: Drawing No ROE 08

Proposed Ground Floor and Roof Plan: Drawing No ROE 03

Proposed Elevation Plan: Drawing No ROE 04

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the buildings roof have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.