

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

Arboriculturalist

No comments received

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: 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
- (iv) Impact on highways

(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 to extend above the existing garage to create a master bedroom with en-suite facilities, convert the existing garage into a dining room and replace the existing conservatory.

7.4 The property is located on the junction of Spruce Avenue and Trefoil Close and therefore the property is highly visible from the public domain. The first floor extension has been designed to reflect the character of the main dwellinghouse, and will use

materials to match to minimise the visual impact of the extension. It is noted that the design does not sit behind the principle elevation or have a lower ridge height than the main dwellinghouse and therefore does not fully comply with the Havant Borough Design Guide, however the extension is comparatively small and therefore can be read as a subordinate addition to the dwelling. It is therefore not considered that the first floor extension would cause significant harm to the character of the area and a refusal in terms of design, in this case, could not be justified. Furthermore, a property within Trefoil Close to the west of the application site has carried out a similar extension to that which is proposed.

- 7.5 The proposed conversion of the garage will include the replacement of the garage door with a window and a porch. It is accepted that this would alter the design of the property which is currently replicated within other properties within Trefoil Close and Spruce Avenue, however other properties within close proximity have been altered and extended. Furthermore it is acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 7.6 The proposed rear extension is to replace the existing conservatory and will be of similar dimensions. This part of the proposal will not be readily visible from the public domain and will be constructed using materials similar to the main dwellinghouse, minimising any visual impact.
- 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 To the north of the site is Hulbert Road, and the front of the property faces the highway of Spruce Avenue.
- 7.9 No. 35 Spruce Avenue is located to the east of the application site and as such will not be impacted by the proposed first floor extension or garage conversion. The proposed rear extension is to replace the existing conservatory and will be of similar dimensions. The plans show no windows are to be inserted into the eastern elevation. It is therefore not considered that the occupiers of No. 35 will be adversely impacted by the extension in terms of overlooking or overshadowing.
- 7.10 No. 31 Spruce Avenue is a detached bungalow located to the west. It is not considered that the proposal would significantly increase the loss of light to the windows along the eastern elevation of this neighbouring property, when considering the loss already caused by the main dwellinghouse of No. 33 Spruce Avenue. The proposed plans show no windows located in the western elevation. A window is to be inserted into the rear elevation of the proposed extension, however this window is to provide light and ventilation to a bathroom and as such it is recommended that a condition is attached to any permission to ensure this window is obscurely glazed to reduce any impact caused by additional overlooking. The proposed rear extension is to be located more than 5m to the east of the boundary line between No's 33 & 31 and as such will not cause significant overshadowing or overlooking.

- 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.

(iv) Impact on Highways

- 7.12 It is noted that the proposal will increase the property size from three bedrooms to four. As such to accord with the Havant Borough Parking Standards a minimum of three curtilage parking spaces must be provided. The area to the front of the property can accommodate three cars providing the existing front boundary wall is removed, however it is recommended that a condition is attached to this application to ensure the three spaces are made fully available for use prior to the development being brought into use.

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/19/00531 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 plans and elevations - 8834-01
Proposed plans and elevations - 8834-02

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.
- 4 The three curtilage parking spaces to serve the development hereby permitted shall be made fully available for use prior to the development being first

brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the north facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.