

Recommendation: **GRANT PERMISSION**

Not required

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 would be constructed to the rear of the main house where it would not be readily visible from within the wider area. As such the extension would not have a significant or negative impact upon the visual amenity of the street scene or locality.

7.4 Notwithstanding the above, the proposed extension would not appear out of keeping in respect of its form, style or materials relative to the existing house or surrounding development and would not represent a significant negative impact upon the appearance or character of the host property or application site.

7.5 The relocating of the entrance door from the front to the south elevation with a porch canopy over will be visible from the public realm but would not represent a significant negative impact upon the appearance or character of the host property or application site.

The addition of a window to the south elevation and the addition of a door to the north elevation would not be readily visible from the public realm therefore would not represent a significant negative impact upon the appearance or character of the host property or application site

- 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 would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed new porch canopy with new entrance door and window to the south elevation will create some overlooking to the neighbouring property at No. 33 but this will be mainly screened by the existing approximate 1.8m high wooden fence along this boundary, there are also existing windows along this elevation on both properties therefore the additional of an extra window and entrance would have a minimal effect with regard to overlooking. The proposed rear extension would not cause any over bearing impact or loss of light to this property as they benefit from single storey rear extension which has a greater depth.
- 7.8 The neighbouring property to the north elevation (No.37) benefits from a conservatory to the rear, the proposed new extension will create a minimal loss of light to this conservatory during the evening sun, the insertion of a new door to this north elevation will have a minimal impact as the door and proposed extension are screened by an approximate 1.8m wooden fence with trellis on top giving an approximate extra 30cm in height which was added when the conservatory at No. 37 was constructed to give extra screening. there will be an approximate 1m gap to remain between the north elevation and the boundary.
- 7.9 The proposed extension will have a distance of 7.8m from the end of the proposed extension to the boundary of the neighbouring property to the rear (2A Wickor Close), with a further distance from the boundary to No.2A of approximately 4.5m therefore the proposal will not create an overbearing impact or loss of light to this property.
- 7.10 The proposed proposals would have no impact to the neighbouring properties to the front elevation, the proposals would not cause any overlooking or have an overbearing impact.
- 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 proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01284 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:

Application Form - Received 10 December 2018

Ownership Certificate A - Received 19 December 2018

Location Plan, Existing Elevations and Floor Plans - Received 10 December 2018

Site Plan, Proposed Floor Plans and Elevations - Received 10 December 2018

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.