

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

5 Statutory and Non Statutory Consultations

None

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
1) The housing in Fortunes Way is 90% small three bedroomed semi-detached houses(some have roof extensions). Although this proposal only increases the size of all rooms, the resultant house will have a CONSIDERABLY LARGER frontage than any other nearby; therefore it will be TOTALLY OUT OF KEEPING with its surroundings. 2) Taking into account the extremely limited amount of "on road" parking near to No 13 and the extensive works involved. I request that restrictions are placed on the number of contractor's vehicles that are allowed in the area at any one time; this will enable other residents to use "on road" parking as normal.	See section 7
The very large two storey rear extension will significantly reduce the amount of daylight entering my upstairs landing window. This window is the only direct source of daylight in my landing.	See section 7

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) Parking

(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 includes a two storey side and rear extension at No 13 to create a kitchen/dining room on the ground floor and to increase the bedroom numbers and sizes on the first floor. The proposed development achieves a subservient appearance on No 13 from having a ridge height lower than the existing, being positioned to the rear of the dwellinghouse and from being set back from the front elevation by approx 6.4m. Due to the angle and orientation of No 13 within the streetscene the works are considered to not appear dominant on No 13 and to have an acceptable visual appearance on the dwellinghouse from being built in matching materials which shall be conditioned as part of the decision.

7.4 It is noted that the works are large in size and concern has been raised in regards to this however following a site visit No 13 is situated in a generously sized plot which is considered to be able to accommodate the development to the scale proposed without creating a cramped or crowded appearance in the streetscene of Fortunes Way. The development has also been reduced in scale following the original submission in order to create an subservient appearance on No 13 and create a better design which is considered to be a positive improvement reducing the impact originally caused to an acceptable level.

7.5 Fortunes Way is a streetscene which contains a variety of dwellings and development is present to the rear and side of neighbouring dwellings. Combined with the subservient appearance achieved on No 13 the proposed development is considered to not appear out of keeping to the immediate locality and would not disrupt any specific character of the area.

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 works have the potential to impact the adjacent neighbours No 11 and No 15 Fortunes Way.

- 7.8 Concern has been raised by a neighbouring dwelling that the development would impact light levels reaching the dwellinghouse. It is noted that the proposed extension to the rear of No 13 is large in size however, following a site visit it was noted that No 15 which is the adjacent neighbour to the north is orientated differently in its plot to No 13 so is at an angle not directly in line with No 13 which shall reduce the impact of the development caused. Between the dwellings is also a large detached garage with a pitched roof within the neighbours land which would reduce the visual impact of the development and ensure that no significant unacceptable shadowing is caused to the amenity space used by No 15. It is further acknowledged that the two storey development is set off the shared boundary by 2m and has been designed to be sympathetic to this relationship from being set down from the main ridge height and hipped to the south which would reduce any significant impact caused to light levels reaching the neighbour. It is therefore considered, on balance, that the development would not result in a significant adverse impact to No 15 and due to the distances between the dwellings it would ensure that no significant loss of light or additional shadowing is created as a result of the works. The development is therefore considered to be acceptable.
- 7.9 The development shall be set away from the shared boundary with No 11 by approximately 1m at the closest point and shall be to the north of the neighbour which shall ensure that light levels reaching the neighbour are not significantly impacted. Although No 13 is on a higher position of land to No 11 it is noted that the development shall be set further away from the neighbouring property by a garage between the neighbours at No 11 creating an overall distance of approx 6m between the neighbouring dwelling and development. The works shall be set off the shared boundary and have been designed to be hipped away from the south and down from the main ridge height. The design has also been altered that sets the two storey development further away from No 11 towards the rear to improve this relationship and the bedroom window in the south side elevation at first floor has been re-drawn to be shown at high level in order to ensure privacy levels are retained between the dwellings. This shall be conditioned as part of the decision. The development is therefore considered to result in an acceptable impact.
- 7.10 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).

(iv) Parking

- 7.11 The proposed development at No 13 shall increase the bedroom numbers by one and shall remove the garage from being an acceptable depth to accommodate a car. Therefore in order to accord with the Boroughs Parking SPD the site needs to accommodate three parking spaces which the site layout plan submitted with the application shows. Although not in ideal layout the spaces can be accommodated to the space standards required and therefore the works would not warrant a refusal of planning permission and are considered to be acceptable.
- 7.12 Concern has been raised that once development starts at No 13 the road of Fortunes Way would be impacted by construction vehicles preventing parking. Although it is acknowledged the development could have an impact the proposal relates to a householder scale of development and any impacts would be temporary in nature. It is not considered appropriate to impose a condition in this case.

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/18/00828 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:

Proposed Elevation Plan: Drawing No 4985/6- Rev E
Proposed First Floor Plan: Drawing No 4985/3- Rev C
Proposed Ground Floor Plan: Drawing No 4985/2- Rev C
Proposed Site Layout and Parking Plan: Drawing No 4985/500- Rev C
Site Location Plan: Licence Number 100041041

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Proposed Site Layout and Parking Plan: Drawing No 4985/500- Rev C 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 window in the first floor on the south side elevation serving the bedroom 1 and facing No 11 shall be fitted with a sill height of no less than 1.7m above finished floor level 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.