

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. Offsite Oak to the rear will not be affected by the development.

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: 4

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) 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 works proposed to No 31 consist of a hip to gable enlargement, front single storey extension, front dormer and cladding.

- 7.4 Being to the front and side of the dwellinghouse the works proposed to No 31 shall alter the visual appearance of the dwellinghouse significantly from St Andrews Road and shall disrupt the visual symmetry across the semi-detached pair of dwellings. However, it is noted that the hip to gable enlargement does not require planning permission to be carried out and therefore the disturbance to this symmetrical pair could be disturbed outside of the application. Therefore taking into account the proposed dormer and front modest extension, the additional harm caused as a result to the dwellings is considered to not be significant enough to warrant a refusal of planning permission. It was also noted following a site visit the differences of design and style across semi-detached dwellings and therefore the works are considered to not look out of place.

- 7.5 Following a site visit it was noted how varied the streetscene of St Andrews Road is with many forward extensions and garages present within the streetscene. Due to this the building line is varied and not uniform and therefore the forward projection proposed to No 31 is considered to not look out of place nor detract significant character from the area.
- 7.6 Differing styles of dormer are present within the streetscene of St Andrews Road and are typically flat roof and modest in size. Following concern raised over the mass and bulk of the dormer proposed to the front of No 31 plans have been amended that propose a flat roof dormer with a reduced width. Although still large in size the works are considered to be sufficiently proportionate to the roof space available and taking into account similar developments within the streetscene the works are considered to not look sufficiently out of place to be considered unacceptable. The works are therefore considered to be acceptable.
- 7.7 Cladding is proposed to be used on the external elevations of the development and dwellinghouse. Samples and specifications have not been submitted so it is unclear regarding the finish that is proposed although a grey colour has been suggested. It is noted that cladding is a material present within the streetscene of St Andrews Road and therefore the works are unlikely to appear out of keeping to the streetscene however it is considered necessary to include a condition with the decision for samples to be submitted for approval by the Local Planning Authority prior to development commencing. This has been agreed with the agent.
- 7.8 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

- 7.9 The works have the potential to impact the neighbouring dwellings No 31A and No 29 St Andrews Road.
- 7.10 The majority of the development shall be built away from the attached neighbour to the north No 31A with a retained ridge height which shall ensure that the existing dwellinghouse screens some of the development in part. The dormer and front extension shall project past the front elevation however the dormer is modest in size and flat roofed and is considered, due to its position on No 31, to not appear oppressive or over-bearing to the neighbour. The front extension shall be set to the south side of the dwellinghouse creating an acceptable gap between itself and No 31A which combined with being single storey in height is considered to not significantly impact light levels nor create shadowing as a result. The development is therefore considered to result in a limited and acceptable impact.
- 7.11 The neighbouring dwelling to the south No 29 shall be set away from the neighbouring dwelling by approx 6.5m with a garage positioned between the proposed works and neighbour. This distance shall ensure that the development does not appear over-bearing and from being to the north of the neighbour light levels and shadowing shall not be impacted as a result. A first floor window is proposed within the side elevation to serve a bathroom however as this shall look onto a flank wall of No 29 no significant over-looking nor loss of privacy is considered to be caused as a result. With no objection being raised by the neighbour the development is considered to be acceptable.

- 7.12 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) Parking

- 7.13 The dwellinghouse shall be increasing its bedroom number to 3 as a result of the development. Under the Parking Standards SPD two parking spaces are required for every 3 bedroom home onsite which can be achieved to the front of No 31. The proposed development is therefore considered to accord with this and can be considered to be acceptable.

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/18/00880 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 Elevations and Floor Plan: Drawing No ADL 49/02 Rev 1
Block Plan: Unique Plan Reference: #00353080-16CB58
Location Plan: Unique Plan Reference: #00353053-75223B
Tree Statement: Received 11.09.2018

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 of the cladding materials to be used externally on the building 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.

