

Recommendation: **GRANT PERMISSION**

APP/17/00505 - Garage extension and replacement flat garage roof.
PERM.16/06/2017

APP/17/00561 - Application for Non-material amendment of Planning Permission APP/17/00151 relating to alterations to positions and details of doors and windows. PERM,05/06/2017

APP/17/01048 - Erection of 1No. 3bed bungalow and associated landscaping and parking. (Approved 28.03.18).. Request to discharge conditions No. 5 and 6 (30.04.18)., PERM,28/03/2018

APP/18/00214 - Non-material amendment to Planning Permission APP/17/00151 relating to repositioning of bifold doors from South facing elevation to West facing elevation., PERM,19/03/2018

3 Proposal

Alteration and refurbishment, which include loft conversion with dormer windows and single storey side and rear extension.

This application repeats the approved extensions under APP/17/00151 and seeks to consolidate the non-material amendments already permitted together with an enlargement to the integral garage by extending it forwards by 2m with the addition a pitched and hipped roof. Therefore the resultant development would be almost identical in form to that already approved, with a larger garage.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

The proposed development does not impact on any trees.

The newly TPO's Oak at the front of the property will be unaffected by the extension.

Southern Water

No Objections

Formal application required for any new connections to the public foul and surface water sewers - Informative recommended

Surface water disposal is responsibility of developer to meet Part H3 of the Building Regs

No development or new tree planting should take place within 3m of any public sewer;
no new soakaways within 5m

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
As suspected the proposer amends plans at intervals rather than disclose all intentions on original application. The fact that the amendments have been submitted with no mention or sight of the proposed 3 bed bungalow in its grounds and to the south of the site it extremely misleading to say the least and impacts greatly on any opinion or representation which may be gained from the application. It gives the impression of space surrounding the property which in turn impacts on the potential outcome of the application. This in both inaccurate and bias in the developers favour! The plans should be resubmitted correctly detailing the position of the application to erect the bungalow to the south side as in the original application and resubmitted. Only then can a fair and considered decision be made.	Amendments have been minor working changes with no significant change This is a stand alone application that is independent of APP/17/01048 which may never be implemented - so its omission is not inappropriate but regard will be had to it in the considerations below
Although this plan does not seem out of proportion to the plot as shown in Proposed plans and elevations 17001-202 E, the plot will be considerably smaller once another planned bungalow has been erected to the South of the original bungalow. Surely the plans submitted should show the true future boundaries following the successful application to build a second bungalow on the plot - see - Ref. No: APP/17/01048 Erection	As above

of 1No. 3bed bungalow and associated landscaping and parking. (Approved 28.03.18) Showing the original boundaries gives a false impression of the space available.	
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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) CIL

(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. The principle of the size, scale and siting of the extension and insertion of dormers has already been permitted under APP/17/00151. The differences are marginal and relate to window and door positions and the enlarged garage.

7.3 It has been noted by objectors that the submitted plans do not show the bungalow approved under APP/17/01048 which would be sited in the southern half of the plot. However the acceptability and appropriateness of the subdivision of the plot and the impact on the host dwelling (ie No 26) and the character of the area was considered under that application. That permission has 3 years to be implemented but there is no guarantee that it will be implemented - that is a decision for the applicant/landowner. This current proposal is for development within the northern part of the site away from the approved bungalow so there would be no additional impact on or to either development. The site is large enough to accommodate both.

(ii) Appropriateness of design and impact on the character of the area

7.4 The siting of the proposed extensions, in the rear, north western corner of the site are set well back from Bound Lane, behind the existing garage. Due to the separation from the public road the visual impact and dominance of the additional roof bulk and dormers would be very minimal on the appearance of the street scene. The now proposed forward addition of the integral garage by some 2m is also considered appropriate as the hipped roof design blends with the roofs behind, and is still set back from the road by some 24m. The siting and design of the proposal is therefore deemed appropriate in context to the wider street scene and character of the area, 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

7.5 The bulk and mass of the rear extension where close to the shared boundary with No 24 to the north has not changed. The addition of the garage extension and hipped roof above slightly increases the scale of this element but at this point the garage sits adjacent the garage of No 24 and not any private sitting out area. The additional impact on the occupiers of No 24 would be marginal and the proposal is unlikely to appear overbearing or lead to material overshadowing to habitable living space of adjacent properties and would have limited and acceptable impact on the properties immediately

adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) CIL

- 7.6 Based on floorspace having a floor to ceiling height of at least 1.5m ie excluding eaves area of dormers, the proposed floorspace is calculated at approximately 137sqm but demolishing 49sq so therefore the net gain would only be about 88sqm which is below the CIL threshold.

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/18/00509 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design & Access Statement
Proposed Plans; Elevations & Section; Block Plan; Location Plan Drawing No 17001-202 Revision E
Reason: - To ensure provision of a satisfactory development.