

Recommendation: **GRANT PERMISSION**

5.1 No consultees required for this application.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concerns raised that the works will result in additional parking in Manor Way, and will overlook the rear garden and property at No. 4 Chichester Avenue	Addressed in 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

(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 alterations to the roof and front dormer will be visible from the public domain, however No. 21 Manor Way in its current form has a unique design within this residential road. Furthermore the character of the road is diverse, with a mix of property size, style, age, design and palette and therefore it is not considered that the proposed changes would have a significant impact on the character of the area. The dormer window to the front is to extended however it complies with the Havant Borough Design Guide by sitting back into the roof, back from the front line of the wall below, in front the verge and below the existing ridge line.

7.4 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

7.5 No. 20 Manor Way is located to the north of the application site. It is not considered that any part of the scheme would create an overbearing impact or loss of light to the occupiers of this property. The proposed extension of the front dormer will result in two additional windows and the increase in size of an existing window, however these will

look towards the front garden areas of the properties to the north which are currently readily visible from the public domain.

- 7.6 The rear garden of the application site projects approximately 15m to the south, and backs onto the rear gardens of No's 164 & 166 Sea Front. Due to the separation gap and orientation, the proposed alterations will have no impact on the occupiers of the properties to the south in terms of loss of light or overbearing. The plans show alterations to the south western part of the rear of the house which include the raising of the roof height and addition of a window. It is not considered that this additional window would significantly increase overlooking to the rear gardens to the south.
- 7.7 No. 19 Manor Way is a detached three storey house located to the east. This neighbouring property has a garage to the western elevation, with a single storey extension behind, which sits approximately 2m from the dwelling at No. 21. The submitted plans show no additional windows are to be inserted into the eastern elevation and therefore will not impact in terms of privacy. It is noted that the proposal will not result in a loss of light or overshadowing to the main external amenity spaces of No. 19.
- 7.8 To the west of the application site is the rear gardens of No's 4 & 6 Chichester Avenue. With separation gaps in excess of 12m between the proposed roof alterations and the properties to the west it is not considered that this would create significant loss of light or overbearing. The submitted plans show the two existing rooflights on the western elevation are to be replaced with a first floor window. This is to be obscurely glazed and fixed shut below 1.7m from finished floor level and it is recommended that a condition is placed on any approval to ensure this is retained as such. Concerns have been raised that the additional first floor window to the southern elevation will impinge the privacy of the occupiers of No. 4 Chichester Avenue, however as the window faces southwards it is not considered that this would result in a significant increase in overlooking to the degree that the refusal of this application could be justified.
- 7.9 Concerns have also been raised that the proposal will result in an increase in parking on the public highway. It is however noted that this proposal does not seek to increase the amount of bedrooms within the property and as such accords with the Havant Borough Parking Standards. Notwithstanding this there are no parking restrictions on Manor Way and therefore the refusal of this application in terms of the impact on the highway could not be justified.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00420 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 locatin and site plans - A101
Existing floor plans - A102
Existing elevations - A103
Existing views - A104
Existing site sections - A105
Proposed location and site plans - A106 (rev 2)
Proposed floor plans - A107 (rev 2)
Proposed elevations - A108 (rev 2)
Proposed views - A109 (rev 2)
Proposed site sections - A110 (rev 2)
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 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 western 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.