

Recommendation: **GRANT PERMISSION**

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: 8

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 works proposed to No 42 shall create a wrap around extension on the dwellinghouse which shall be viewable, in part, from the highway of Florentine Way. However, the works are single storey in height, flat roofed and shall be set back from the front elevation by approximately 3m which is considered to soften the visual impact caused suitably to ensure that the development does not appear over-bearing or oppressive from the streetscene. Furthermore the works shall be set off the shared boundary to the south and staggered in formation which is considered to result in a limited and acceptable impact.

7.4 Materials are proposed to be used which match that of the existing which shall ensure the development looks in keeping to No 42 and not out of place.

7.5 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

- 7.6 No 42 shares its boundary to the south with the parking compound and as such, is considered to be set suitably away from the neighbouring property this side to ensure the works result in a negligible and acceptable impact.
- 7.7 The semi-detached property to the north is sub-divided into flats No 44 and No 46 Florentine Way and the majority of the development shall be screened from both neighbours from being positioned behind No 42 to the south. However, the works are in close proximity to the shared boundary with No 46 and shall be deep in scale. Concern was raised that the impact caused to No 46 as a result would be un-neighbourly and therefore plans were amended to reduce the depth of the extension to 3.5m and set the works off the shared boundary by 0.5m. It is noted that under a 2011 permission a wrap around extension was permitted to the rear of No 42 and therefore the principle of development in this position is already established. The works approved under the 2011 permission were higher in scale from a pitched roof, 3m deep and approx 0.5m off the boundary. The works now proposed to No 42 are similar in size and where they are deeper in scale than previously approved the extension is now proposed to have a flat roof which shall reduce the mass and bulk of the works significantly which is considered to off-balance the increased depth which from 0.5m is considered to be modest addition. Furthermore the works shall be set off the shared boundary by 0.5m which combined with the development being to the south is considered to impact light levels only modestly which would not be significantly more harmful than the proposal permitted in 2011 to warrant a refusal of planning permission. Combined with no concern being raised by the public, the development is considered, on balance, to be acceptable.
- 7.8 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.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00203 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:

Location and Site Plan: Plan No 24466/5 Received 25.04.2019

Section and Raft Foundation Plan: Plan No 24466/4 Received 25.04.2019

Proposed Elevations Plan: Plan No 24466/3 Received 25.04.2019

Proposed Floor Plan: Plan No 24466/1 Received 25.04.2019

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.