

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: 18

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 application proposes a number of changes to No 18 in order to create a larger family home in chalet bungalow form. No 18 is currently bungalow in form with rooflights and due to being in a corner plot is prominently positioned within both streetscenes of Poplar Grove and Hawthorne Road meaning the works shall be viewable from the public domain. However, following a site visit it was acknowledged that the streetscenes and properties within them vary in design, position and scale with bungalow, chalet bungalow and two storey dwellings present. Therefore the alteration from a bungalow to chalet bungalow is considered to not appear out of keeping to the design of neighbouring dwellings present and although viewable from the streetscene shall not detract significant character from the area.

7.4 It is noted that the proposed hip to gable development on No 18 would change the visual appearance of the dwellinghouse but that this could be done under Permitted Development Rights and without planning permission. Therefore in assessing the works the increased height of the ridge forms a primary part of the assessment and

not the hip to gable which could be done outside of this application. No 18 is positioned amongst dwellings which vary in height and with two storey and chalet bungalow dwellings present the height proposed to No 18 is considered to not look out of place or significantly different from the streetscene already present. Furthermore the increased ridge height shall be by approximately 0.5m which when taking into account the greater heights present and that this is a modest increase the works, on balance, are considered to sit appropriately within both streetscenes present and would not look out of character significantly to the surrounding neighbouring dwellings.

- 7.5 In addition to this the plot size available can accommodate the proposed extensions and required parking provision comfortably whilst being set away from shared boundaries and retaining an acceptable amenity space. This alongside the pitched roof design shall ensure that the works do not appear oppressive or over-bearing from either streetscene and is considered to have an appropriate visual appearance from both Highways which from being built in matching materials to that of No 18 is considered to reduce and improve this impact further.
- 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 adjacent neighbour to the east shall be separated from No 18 by the highway creating a suitable gap between the properties which is considered to retain privacy levels between the neighbours and prevent over-looking despite the creation of the dormer at first floor. Furthermore these works shall face onto the front amenity space of Nos 15 and 17 Poplar Grove which is open to view from the highway as existing and therefore the additional impact caused as a result is considered to be limited and acceptable.
- 7.8 No 6 Hawthorn Grove is the dwellinghouse to the west and shall be set away from the proposed works by approximately 4.5m. No 6 is bungalow in form and has windows in the side elevation facing No 18. As no 18 is to the east of the neighbour the works do have the potential to appear over-bearing and potentially impact light levels reaching the neighbour. However, following a site visit it was noted that the windows in the side elevation of No 6 already look out onto a high level boundary between the neighbours which shall provide part screening of the development and reduce the visual dominance of the works from these windows. Furthermore the development proposed at No 18 shall be set approx 2m off the shared boundary which alongside a pitched roof shall ensure the highest part of the works shall be set away from No 6 by approx 8m which shall reduce any visual impact significantly. Furthermore the height increase is considered to be modest at approx 0.5m high which combined with no objection being made is considered, on balance, to result in an acceptable impact on this neighbour. The works are therefore considered to be acceptable.
- 7.9 The property to the north, No 16 Poplar Grove is considered to be set suitably away from the works so as not to be impacted by the first floor and single storey works. However, a new window is proposed in the side elevation of the dwellinghouse at first floor which shall look out to the north and serve an en-suite. Due to the use of the room and the potential over-looking that shall occur as a result, it is considered necessary to condition this window to be fitted with obscure glass and fixed shut

unless higher than 1.7m which shall be included with the decision.

- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposal shall increase the bedrooms at No 18 from a 3 to a 4 bedroom home and as such 3 parking spaces are required to be accommodated on site in order to accord with the Boroughs Parking SPD. Currently No 18 has no parking provision on site and relies on off road parking however the plans have been submitted showing that the application site can accommodate the required parking provision to the north of the application site which shall utilise an existing dropped kerb to serve the site from Poplar Grove. This provision is considered to accord with the Boroughs SPD and is considered to be acceptable. The parking provision shall be conditioned as part of the decision to be made fully available for use prior to the extensions being first brought into use and shall be retained thereafter for their intended purpose in order to ensure that this provision is met.

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/19/00181 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 Ground Floor Plan: Drawing No Received 07.05.2019
Proposed Elevation, Site and Parking Layout Plan: Received 07.05.2019
Location Plan: Licence No 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 Elevation, Site and Parking Layout Plan: Received 07.05.2019 to serve the development hereby permitted shall be made fully available for use prior to the extensions 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 north elevation serving the ensuite and facing No 16 Poplar Grove 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.