

Recommendation: **GRANT PERMISSION**

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The 2 location plans shown are showing different boundary lines, neither of which are correct according to the title deed HP242075. The title deed SH22649 clearly shows that the drive belongs to 31B Park Road from the property to the pavement onto Park Road.	This has been addressed and amended plans have been received
We are concerned about possible blocking and disruption in the driveway as access is required at all times for 31A & 31B.	There is adequate space to the front of the property for any materials or tools required for the proposed works
We are also concerned that even if the porch is kept within the boundary of 31 Park Road that the foundations will be encroaching on the driveway that does not belong to 31 Park Road.	This is not a planning consideration
Is the porch being built over the drain manhole cover and will this cause disruption to the drains serving 31A & 31B Park Road?	The agent has confirmed the position of the manhole is outside of the proposed porch area

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 porch will be located on the western side of the original dwelling, projecting approximately 1.2m from the western wall of the host dwelling. The materials are to be facing brickwork to match the existing materials, and will have a pitched tiled roof. The entrance door will be on the southern elevation and windows are proposed to

both the western and northern walls. The existing property is of a unique design within the locality and as such it is not considered that the porch would have an adverse impact on the character of the area and the design is considered to be appropriate in context with the host dwelling.

- 7.4 The proposed extension to the rear is not within the public domain and as such will not have a significant impact on the character of the area. Notwithstanding this, the proposed materials are to match those used on the host dwelling.
- 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 By nature of the separation gap, it is not considered that the proposed works would have an adverse impact on the occupiers of the properties to the south (front).
- 7.7 33 Park Road is a chalet style bungalow located to the east. The proposed porch will not project passed the rear wall of the existing dwelling and therefore will not be visible from No. 33. The proposed rear extension will extend 2m beyond the existing rear extensions which comprise a brick extension and a flat roof conservatory. The existing brick built extension projects approximately 3m from the original rear wall and has a pitched tiled roof with a maximum height of 3.8m. The proposed extension will extend 5.2 m from the original rear wall and will have a parapet roof with a maximum height of 3.4m (excluding rooflights). The proposal has no windows to the eastern elevation and it is not considered that it would have a significant impact on the occupiers of this neighbouring property in terms of loss of light to the house or garden, nor would it appear unneighbourly in terms of being overbearing.
- 7.8 157c Park Avenue is located to the north of No. 33 Park Avenue, and the north east of the application site. It is noted that the proposed rear extension will extend close to the south western corner of this plot however the separation gap will be a minimum of 6m and it is therefore not considered to adversely impact the occupiers of this property.
- 7.9 To the west of the application site is 29a Park Avenue, however between the two properties is a driveway which provides vehicular access to two properties to the north. The separation gap between the eastern elevation of No. 29a and the western elevation of the proposed porch will exceed 7m. It is noted that the porch will have glazing to the western side however this will look towards close board fencing and will provide no view into either the property or the garden of this neighbouring property.
- 7.10 No's 31a and 31b Park Avenue are located to the north and have been constructed on land which was originally part of the curtilage of the application site. The submitted plans show the northern wall of the extension will be more than 24m, and the porch will be approximately 29m from the southern elevations of No's 31a and 31b. Therefore it is not considered that the proposal would impact the occupiers of these properties in terms of overlooking or overshadowing. A concern has been raised that the works could result in the blocking and disruption of the driveway which runs to the west of the application site. It was noted during the officer site visit that there is adequate space for the storage of materials and relevant equipment to the front of the property and therefore it is not considered necessary or appropriate to add a condition to any approval granted in relation to keeping the driveway clear. A further concern was raised regarding the original red line plan which showed that the driveway to No's 31a & 31b was under the ownership of No. 30. An amended plan has subsequently been received and the neighbours re-notified, and no further comments have been received.

- 7.11 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00406 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:
Amended location plan - received 15.05.19
Amended block plan - received 15.05.19
Proposed ground floor plan - 1904-1553
Proposed elevations - 1904-1554
Existing floor plans and elevations - 1904-1555
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.