

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

Comment	Officer Comment
Although I am not objecting at present, I would like to know if there are any plans to plant fast growing trees or high growing shrubs so that all parties affected by the extension will still have some privacy?	See 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
- (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 works propose a first floor extension over the existing garage to the west side, a conversion of the garage, revised fenestration and balcony to rear. The first floor

extension shall be in line with the front and rear elevations of No 26 and shall be hipped to the west. The extension to the side shall be approximately 3.35m wide and set off the shared boundary with the adjacent neighbour by between 0.8m and 1.2m creating a total distance between neighbours of 3.4m.

- 7.4 Although the works do not necessarily achieve a subservient appearance on No 26 the hipped design combined with the set off from the boundaries creates a development that appears proportionate to the space available and not oppressive nor cramped from Hart Plain Avenue. The works would mirror the development carried out on the attached neighbour No 24 which shall create an attractive balanced appearance across the pair.
- 7.5 The proposed design includes a brick quoining detail to the front elevation which would tie the works into the design of the attached neighbour whilst continuing the facing brickwork at ground floor level. Render is proposed at first floor, whilst this would not match the attached neighbour is considered to reflect other materials and the palette of colours within the immediate locality of Hart Plain Avenue and is considered to not disrupt the visual symmetry of the dwellings significantly. The development is considered to be acceptable.
- 7.6 The proposed porch is considered to appear in keeping to the design of No 26 and the immediate locality where differing porch designs and sizes are present.
- 7.7 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

- 7.8 The works have the potential to impact Nos 28 and 24 Hart Plain Avenue, the adjacent neighbours.
- 7.9 Comments have been made by an adjacent neighbour as to whether any additional planting would be carried out as part of the development. The proposal does not include any provision for additional planting and it is noted that the proposed two storey development would be positioned to the opposite side of No 24, not projecting past the existing rear elevation and shall be screened in the majority by the main dwellinghouse. Therefore it is not considered to be necessary to ensure that any additional planting is carried out.. It is acknowledged that the proposed balcony does have the potential to cause over-looking into the private amenity space of the neighbour and therefore plans have been amended to provide a 1.8m privacy screen to the east side of the balcony. This is considered to prevent over-looking and would permit a view directly along the rear garden space of No 26 only. This shall be conditioned as part of the decision.
- 7.10 The dwellinghouse to the west is bungalow in form and shall be set away from the neighbouring development by approximately 3.4m. Following a site visit it was noted that two windows are positioned within the east side elevation of No 28; one of which was fitted with obscure glass and the other which was served by an additional window in the north rear elevation. Although the development at no 26 proposes a first floor extension it is considered that taking into account the distances between the neighbours and the hipped roof design to the west that the development to this height would not lead to a significant impact to light levels reaching the neighbour. The view

from the ground floor windows at No 28 face onto the shared boundary and flank wall of No 26 and therefore the additional mass at first floor is not considered to make this substantially worse. Combined with no objection being made the development is considered to result in a limited and acceptable impact.

- 7.11 The proposed balcony to the rear of No 26 shall be conditioned to have the privacy screens erected before use of the balcony/terrace in order to protect and maintain privacy levels between Nos 26 and 28. This is considered to protect privacy levels and prevent any over-looking. The property to the rear is set well off such that any overlooking would be limited and acceptable.
- 7.12 Consequently, it is considered that the proposal would 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).

(iv) Parking

- 7.13 The proposed development includes the conversion of the garage which shall retain two parking spaces to the front of No 26. In order to accord with the Boroughs Parking SPD two parking spaces are required to serve three bedroom dwellings which in the case of this proposal is considered to be achieved and acceptable. It is noted that three parking spaces are proposed to the front and that permission may be required from Hampshire Highways in order to install any potential dropped kerb. An informative shall be included with the decision advising the applicant to seek this approval.

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/18/00888 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:

Block, Location and Parking Plan: Drawing No 18037-PL-001-Rev A
Existing and Proposed First Floor Plan: Drawing No 18037-PL-003-Rev A
Proposed Elevations Plan: Drawing No 18037-PL-005- Rev A
Existing and Proposed Ground Floor Plan: Drawing No 18037-PL-002

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.

- 4 The first floor rear balcony hereby permitted shall not be brought into use unless and until the timber privacy screens shown on Drawing No. 18037-PL-005 have been provided to a height of 1.8m above finished floor level. The privacy screens shall be 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.