

Recommendation: **GRANT PERMISSION**

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

Conservation Officer, Development Control

The proposed extension is to be located to the rear of the dwelling. It is my consideration that due to its location and distance there would not be any adverse impact on the setting or historic significance of the neighbouring listed building (Mengham Farm House). To ensure the design of the extension sits comfortably on the dwelling I would suggest a condition requesting materials to match.

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 To the front of the property it is proposed that the existing porch be replaced with a porch and canopy. The porch is to be rendered with Oak posts to the canopy, and slate tiles to the roof. It is considered that the porch will be in-keeping with the host dwelling and will have no adverse impact on the character of the area.

7.4 The proposed raised roof to the rear of the property will be partially visible from the public domain to the north, east and west. The alterations will increase the height of the existing pitched roof by between 0.8 and 1.3m, to create a flat roof, and will include a roof lantern and window to provide additional light to the existing first floor bathroom. The first floor addition is to be constructed using materials similar to those

of the host dwelling, and will be located to the rear of the property, a minimum of 12m from the public highway. Furthermore the surrounding properties are mixed in age and appearance, and it is considered that the extension will not have a significant impact on the character of the area.

- 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 Due to the proposed location and size of the porch it is not considered that it would have an adverse impact on any of the neighbouring properties.
- 7.7 The proposed alterations to the first floor roof will not be visible from the properties to the south of the site.
- 7.8 Although the flat roof and lantern will be partially visible from the west, it will be approximately 9m from the closest western neighbour and therefore will have no significant impact in terms of overlooking or overshadowing.
- 7.9 To the east of the site is a detached bungalow. The submitted plans show no windows are to be inserted into the eastern elevation of the proposed flat roof. Due to the size of the alteration it is not considered that it would have a significant impact on the occupiers of the neighbours to the east in terms of loss of light or overbearing.
- 7.10 No. 4 Mengham Lane is a detached bungalow located to the north of the application site. The proposed raised roof will be a minimum of 12m from this neighbouring property and will therefore have no significant impact in terms of loss of light. The plans show a window is to be inserted into the northern elevation of the extension, however this window is to be obscurely glazed with only the top section being openable. Therefore it is not considered that the proposal would result in overlooking to the north.
- 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/18/00853 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:

Site/location plan - received 24.08.18
Existing ground floor plan - received 24.08.18
Existing first floor plan - received 24.08.18
Existing elevations - received 24.08.18
Proposed ground floor plan - received 24.08.18
Proposed first floor plan - received 24.08.18
Proposed elevations - received 24.08.18
Section drawing - received 24.08.18

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the northern elevation facing No. 4 Mengham Lane 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.