

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees required for this application.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Our concerns for this development are the loss of privacy both into our property and garden area. Also the lack of light this development would cause to our kitchen diner and garden area. Finally the noise and appearance this building would pose.	Addressed in 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) Impact on 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 Due to the location of the proposed extension, this development would be visible from the public domain. The proposed scheme as originally submitted proposed a gable ended 5m extension to the eastern elevation, which included 6 windows to the front elevation. Following discussions with the agent, an amended plan was received which reduced the first floor element of the proposal to 3m, altered the gable end to hipped and reduced the number of windows to 1 on the first floor and 3 on the ground floor.

These alterations address the original concerns and are considered appropriate in context with the main dwelling.

- 7.4 The proposed materials are to match those used on the host dwelling which will reduce any impact the extension may have on visual amenity.
- 7.5 A side extension of a similar nature has been permitted close to the application site.
- 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 Due to the location of the proposal, it is not considered that it would have a significant impact on the occupiers of the properties to the east, south or west.
- 7.8 No. 40 Restawyle Avenue is located to the north of 90 Kings Road. Concerns were raised that the original scheme would have a detrimental impact on the occupiers of this neighbouring property in terms of loss of light and privacy. Following a site visit it was concluded that the scheme, as submitted, would have a significant impact and would therefore be contrary to policy CS16 of the Havant Borough Core Strategy. As mentioned in section 7.3 above, an amended plan was received showing a reduction to the first floor and alterations to the roof style. These changes have reduced the impact in terms of loss of light to the house and patio area at 40 Restawyle Avenue. The original scheme also included a bedroom window to the northern elevation which would overlook the private amenity space of the property to the north. Amendments have been made to the internal layout which now show the rear window is to provide light and ventilation to an en-suite bathroom. The amended plans confirm that the windows to the rear (north) and side (east) on the first floor are to be obscurely glazed, and I recommend this is conditioned to ensure the privacy of the occupiers of the property to the north is protected in the future.

(iv) Impact on parking

- 7.9 The proposal will not result in an increase in the number of bedrooms and therefore will not require additional parking.
- 7.9 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/19/00116 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 - dated 29.01.19

Amended proposed floor plans and elevations - received 14.03.19

Amended proposed site plan - 14.03.19

Existing site plan - received 31.01.19

Existing floor plans and elevations - received 31.01.19

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the new windows in the first floor on the northern and eastern elevations 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.