

Recommendation: **GRANT PERMISSION**

The proposed rear extension would measure 4m deep and be flat roofed with balcony above - with enclosing walls such that the apparent eaves height would be 4.2m. The ground floor element would exclude a recess in the western corner, but the balcony would be supported on pillars and extend across the full width of the dwelling. A central external spiral staircase would lead from the garden to the balcony. To the front the existing first floor balcony would be enclosed to form a first floor extension creating a balcony above ie on the second floor. Additionally a ground floor porch extension is proposed for the front north east corner and this would have a flat roof with false balcony screening panels above.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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**

Southern Water

Exact position of the public sewers must be determined before layout finalised. No development or new tree planting should be located within 3m from the public surface water sewer and all infrastructure should be protected during the course of construction works. No new soakaways should be within 5m of a public sewer. Should any sewer be found during construction then an investigation of the sewer will be required.

Formal application to connect to the public sewer required.

Request Informative

Responsibility of developer to make suitable of provision for the disposal of surface water in accordance with Part H3 of Building Regs

Officer Note:

The plan provided shows the sewer close to the west side of No 50, not 52 the application site. An advisory note can be added to the decision to ensure this is checked on site.

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
None received	

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) Flood Risk

(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 street scene is mixed with a variety of house heights, styles and materials. The amended plans have clarified the materials to be used which includes a mix of render and matching bricks. To the front the proposed first floor extension would be rendered (whilst the remainder of this facade remains brick) creating an angular contemporary area that in the wider street scene terms is considered would provide a link between the white rendered property to the east with the brick property to the east. Overall the contemporary design solution and use of flat roof balcony areas is considered appropriate given the mixed character of the area and 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

7.4 To the front the proposed second floor balcony replaces an existing first floor balcony which is already close to Number 50's first floor corner window. It is considered that there would be little difference in any adverse impact from the increased height of this balcony area and potentially the views directly into the neighbours first floor window would be reduced from the added height and change in angle of vision.

7.5 To the rear the proposed 4m deep rear extension would approximately align with the similar extension at No 54 directly to the east. This also has a full width first floor balcony enclosed on the side with rendered walls providing screening. Number 50's first floor balcony is nearly full width but enclosed with timber railings resulting in a more open, less private area. The proposed full width first floor balcony would therefore align with adjacent first floor balconies and with the proposed side screening walls would maximise privacy. On balance, considering the presence of several other first and second floor balconies in the area then the levels of privacy enjoyed by neighbouring residents is already compromised. It is considered that this development would not materially increase the existing levels of overlooking between neighbouring properties.

7.6 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) Flood Risk

- 7.7 The site lies wholly within flood zone 2 and 3. The submitted information indicates that the floor levels within the proposed ground floor extension would be set no lower than the existing levels. This would meet the Environment Agency's standing advice which requires minor extensions in such areas to have floor levels no lower than existing floor levels. It is also noted that the dwelling currently provides ground floor bedrooms and this proposal does not change this arrangement and does not therefore alter the level of risk for occupiers.

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/18/01026 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 site plan on Councils website dated 04 December 2018
Amended block plan on Councils website dated 04 December 2018
Proposed plans Drg No. 2150.18.2 Rev B
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.