

Recommendation: **GRANT PERMISSION**

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
No. 78 Brook Gardens is the other half of my semi-detached property and being to my south, their proposed 4 metre long rear extension is likely to shade my garden and downstairs windows, especially in autumn, winter and spring.	See section 7.
The view (since 1978 as lodger and from 1984 as owner) that I have enjoyed from the back garden and especially my kitchen window will be compromised with their adjacent 3 metre long wall, close to the boundary.	See section 7.
The proposed cladding is totally out of character with the brick walls of all the neighbouring properties.	See section 7.
The size of the planned extension is excessive, being comparable with that of the existing ground floor area.	See section 7.
If the extension was confined to the existing property's side elevation, then that would still leave plenty of scope for a larger kitchen/diner, living area and study, without impacting on my light or view.	See section 7.

We live at No 82 which is the next semi-detached property to the North of 78 and wish to object to the scale (length, height and structure) of the proposed extension to the East of the existing building as it will be visually unappealing and will negatively alter the light characteristics to our garden and potentially our lounge in Spring, Autumn and Winter when the sun is lower in the sky.	See section 7.
We have no objection in principle to the south facing part of the extension in line with the existing building footprint, although we do note as per 78's comments that "cladding" is out of keeping with the rest of the street.	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 extension is a 'wrap around' addition and the side element of the scheme utilises part of the side garden of the site and would be visible from the public realm. The scheme would result in a reasonable increase to the footprint of the property, although it can be comfortably accommodated within the extent of the site and would maintain a sufficient amount of amenity land with a depth of 10 metres as recommended in the Havant Borough Council Borough Design Guide.

7.4 The extension would not project beyond the front (western) elevation of the property and has part mono-pitched, hipped and flat roofed elements which would lessen the roof mass, reducing any perception of the extension being overbearing.

7.5 The side element is 1.8 metres from the southern boundary and has a width of 3 metres, extending 11 metres along the southern elevation. It would project 4 metres from the rear elevation of the property for a width of 2.9 metres, reducing to a depth of 3 metres for a width of 2.7 metres, and is set in 0.75 metres from the northern boundary.

7.6 The proposed cladding is of a muted colour and would be partially visible from the properties in the immediate vicinity. However, it is judged it would not cause significant harm to the character and appearance of the area.

- 7.7 The design and appearance of the extension 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). The existing street scene is mixed and it is considered the proposal would not have an adverse impact on the visual amenity of the area.

(iii) Effect on neighbouring properties

- 7.8 Concern has been raised regarding potential loss of light to neighbouring properties to the north. The rear extension comprises flat roofed and pitched roof elements and has been designed to lessen any adverse impact on the neighbouring property to the north. The part of the extension which is closest to the northern boundary is set in by 0.75 metres and has a depth of 3 metres for a width of 2.5 metres with a flat roof and roof lantern. It is noted an extension of 3 metres deep could be built up to the boundary without the need for planning permission. The depth of the remainder of the rear extension is 4 metres which is two metres less than what could be built under the prior notification process.
- 7.9 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at 80 Brook Gardens. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.10 There are two high level roof lights in northern and southern roof slopes of part of the rear and side extension, with the roof pitching away from the property boundaries which would lessen any perception of the extension being overbearing. The new windows in the southern elevation of the extension would be partially screened by the existing boundary fencing which is 1.8 metres away from this elevation. The front elevations of the properties to the south are a further 14 metres away.
- 7.11 Whilst there are sliding doors in the eastern elevation, the property to the east is considered to be a sufficient distance away for any impact to be negligible.
- 7.12 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).

(iv) Parking

- 7.13 The plans indicate there is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A condition is recommended for the provision and retention of the spaces for parking at all times.

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/19/00233 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 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.
- 3 The extension hereby permitted shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and proposed block plan
Drg no. 01 Existing ground and first floor plans
Drg no. 02 Existing west elevation plan
Drg no. 03 Existing east elevation plan
Drg no. 04 Existing south elevation plan
Drg no. 05 Proposed ground floor plan
Drg no. 06 Proposed first floor plan
Drg no. 07 Proposed west elevation plan
Drg no. 08 Proposed east elevation plan
Drg no. 09 Proposed south elevation plan
Drg no. 10 Proposed north elevation plan
Email dated 16 April confirming colour of cladding
Reason: - To ensure provision of a satisfactory development.