

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultations were 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: 7

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 The application site is the end property on the north western side of Windsor Road, and to the west of the bungalow is a public area of open space. The western boundary line is defined by mixed level fence and mature natural screening. The proposal seeks to replace the existing garage with a single storey side extension. The extension will be set approximately 5.5m behind the principal elevation of the existing dwelling, and 11.5m from the front boundary line. The elevations of the extension are to include white weatherboard cladding to the front and rear elevations, and white render to the side (western) elevation. The brick elevations of the original property have been painted white and therefore it is considered the proposed materials will not have a significant impact on the character of the area. The application shows that both the proposed and existing window and door frames are to be grey UpVC and it is noted that within Windsor Road there are other examples of coloured window and door frames.

- 7.4 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

- 7.5 Due to the proposal being sited on the western elevation, it is not considered that there will be any significant impact on the occupiers of the property to the east.

- 7.6 A separation gap of a minimum of 35m will be retained between the proposal and the properties to the south, and therefore will not result in overshadowing or significant overlooking.
- 7.7 Directly to the west of the site is an area of open space.
- 7.8 50 Haslar Crescent is a detached bungalow sited to the north of the application site. The proposed extension will be set approximately 5.5m from the shared boundary line, which is defined by 2m fencing, and approximately 14m from this neighbouring property. Due to this retained separation gap and boundary treatment, it is not considered that the proposal would significantly overlook or overshadow No. 50 Haslar Crescent.
- 7.5 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00844 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 and location plan - 01
Existin floor plan and elevations - 02
Proposed floor plan and elevations - 03
Flood risk assessment - recieved 30.08.18
Email confirming colour of proposed materials - received 28.10.18

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.

