

Recommendation: **GRANT PERMISSION**

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

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: 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 The property is set back approximately 3.9 metres from the highway, although only the proposed alterations to the garage will be visible from the public realm. It is therefore considered there would be minimal impact on the existing streetscene. The development is to upgrade the garage including a new roof which would have a false mono-pitch to the front to a height of 3.55 metres and the remaining flat roof would be 2.95 metres, together with a wraparound single storey side and rear extension. The extension would result in a reasonable increase to the original footprint of the property,

although it is judged this can be comfortably accommodated within the extent of the site.

- 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 The side element of the extension has a width of 1.5 metres which matches the width of the existing addition and would maintain the 1 metre distance to the boundary with number 18. The existing side addition has a depth of 6 metres and this would be increased to 8.4 metres incorporating the rear extension with a maximum height of 3.4 metres. There are no windows in the side elevations of the extension.
- 7.6 The rear extension will be built close to the western boundary to a depth of 4 metres and will align with the rear elevation of the extension of the neighbouring property at number 14.
- 7.7 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the east. A 45 degree angle test indicates that the extension would fall slightly within the overshadowing zone of the conservatory at 18 Avondale Road, although a reasonable outlook would be retained from the closest neighbouring windows at this property and it is judged the degree of impact is not so great as to constitute a defensible reason for refusal. Furthermore, no objection was received from the occupier of this property.
- 7.8 It is therefore deemed that the proposal would not result in any harmful effect on the neighbouring properties to the east and west of the application site. The rear elevation of the extension is approximately 28 metres from the back boundary of the site and it is considered the properties to the rear are a sufficient distance away for any impact to be negligible.
- 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/18/00871 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Proposed block plan
Existing and proposed floor, elevations and roof plan

Reason: - To ensure provision of a satisfactory development.