

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre - within 50m Protected or Notable Species - Pipistrelle Bat species roost - **Officer Comment:** It is not considered that this species is likely to be impacted by the domestic extension.

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: 6

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
- (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 works proposed to No 23 consist of a garage conversion, a porch extension to the front and a side extension in order to provide a larger living space including a study, store, kitchen and family room. The works shall be viewable from the public realm but are considered to reflect similar extensions present already within the cul de sac on neighbouring properties and are therefore considered to not look significantly out of place.

7.4 The proposed development shall have a high pitched roof but the works shall be single storey in height, shall be set off the shared boundaries either side and are therefore, on balance, considered to not appear over-bearing to No 23. The development has been designed to have a hipped roof from the north and south in order to reduce the works visual dominance and combined with the screening in place the works are considered to result in a limited and acceptable visual impact.

- 7.5 Cladding is proposed to be used in a grey colour alongside a render material for which the colour is not specified. The cul de sac where No 23 is situated contains various materials, designs and colours which would ensure that the works proposed to No 23 do not look significantly out of place nor detract significant character from the area. However, in order to ensure that the shade and finish of the materials are appropriate a condition shall be included for samples and specifications to be submitted to and approved by the Local Planning Authority.
- 7.6 Windows are proposed within the front elevation to serve the study and store which do not reflect the other windows within the front elevation and are long in length and larger in scale. It is noted that a smaller window in position to the existing windows would look more appropriate on No 23 however, these would be able to be installed without planning permission to the store and after completion to the study, the windows are considered acceptable and would not justify a refusal of planning permission.
- 7.7 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

- 7.8 No 21 is the attached dwellinghouse to the north and shall be screened from the majority of the development by the existing extensions and dwellinghouse of No 23 itself. The works propose a new porch to the front elevation which shall bring works in closer proximity to the neighbouring dwelling which has a front window adjacent to the shared boundary. However, the porch shall be modest in scale at approx 2m deep and shall be set off the shared boundary by approx 1m which is considered to reduce any impact caused significantly. A 45 degree angle has been applied to the neighbours window at a central point and the works do not cross this line which shall ensure that light levels reaching the neighbour shall not be significantly impacted also. Combined with no objections being made by the public the works are considered to result in a limited and acceptable impact.
- 7.9 No 25 Kingscote Road is the dwellinghouse to the rear east of the application and shall be set away from the proposed development by approx 15.8m. Combined with the 2m screening between the properties the amenity levels of this neighbour are considered to be protected.
- 7.10 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) Parking

- 7.11 The proposed works shall remove the garage from the existing provision and proposes two parking spaces to the front of the property. As No 23 shall be retained as a three bedroom home this provision accords with the Boroughs Parking SPD and is considered to be acceptable. This shall be conditioned as part of the decision.

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/19/00016 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:

Proposed Section Plan: Drawing No 2231:18:2

Existing and Proposed Floor and Elevation Plan: Drawing No 2231:18:1

Location Plan: Drawing No TQRQM18326090437238

Block and Parking Plan: Drawing No TQRQM18326090406880

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Block and Parking Plan: Drawing No TQRQM18326090406880 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.