

Recommendation: **GRANT PERMISSION**

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: 2

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 proposed extension and terrace are to be located to the rear of the property and therefore will not be readily visible from the public domain. Notwithstanding this, it is considered that the terrace effectively adapts to the changing site levels and makes the rear garden more usable. 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 Due to the proposed location of the extension and terrace, it is not considered that the occupiers of the properties to the south west of the dwelling would be adversely impacted by the proposal. Furthermore to the rear of the site is an area of woodland, and therefore no occupiers to the north east will be significantly impacted.

7.5 The original plans submitted showed the existing single storey rear extensions were to be removed and replaced with a new 6m extension and terrace which would project a further 5m at the maximum point. It was considered that this terrace would have a significant impact on the neighbouring properties in terms of overlooking, being contrary to policy CS16 of the Havant Borough Core Strategy 2011. Subsequently amended plans were submitted, reducing the projection of the terrace to a maximum of 1.3m to the north west and 2.5m to the north east, and will include 1.8m high obscure glass privacy screens, extending 1.3m to both the south eastern and north western elevations.

7.6 No. 51 The Crescent is attached to the north western elevation of the application site. This property has recently been extended to the rear by means of a single storey extension, which includes two sets of double doors. The plans show that the extension the subject of this application is to project approximately 2.3m beyond the rear wall of the extension at No. 51. A 45 degree light test shows that the proposal may result in a minimal reduction of early morning light to two of the doors, however this would not be significant enough to justify a refusal of the application. The proposal includes two velux

windows to the north western elevation which, by nature of the design and location, would not overlook the neighbouring property. The addition of 1.8m obscure glass privacy screen to the side of the terrace will also reduce any significant overlooking. It is noted that the boundary treatments between these two properties is currently a mix of close board fencing, chain fencing and natural screening, and as such the privacy to the gardens of both properties is reduced. It is therefore not considered that the proposal would result in significant additional overlooking or loss of light to the occupiers of No. 51.

- 7.7 No. 55 The Crescent is sited to the south east of the application site. This two storey semi detached house is set approximately 4.4m from the proposed extension. The boundary treatment between these properties is a mix of close board fencing and mature natural screening. The submitted plans show one ground floor window and two velux windows are to be inserted into the south eastern elevation of the extension, however it is considered that the boundary treatments and separation gap will minimise any impact in terms of overlooking or loss of light. Furthermore the terrace will also have a 1.8m obscure glass privacy screen to the south eastern side to avoid significant overlooking by users of the terrace.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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/18/00973 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:
Block and location plans - 18069-SK-01 (rev a)
Existing and proposed ground floor plans - 18069-SK-002 (rev a)
Existing and proposed first floor plans - 18069-SK-003 (rev a)
Existing and proposed second floor plans - 18069-SK-004 (rev a)
Existing elevations - 18069-SK-005 (rev a)
Proposed elevations - 18069-SK-006 (rev a)
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.
- 4 Prior to first use of the terrace, the side elevations on the south eastern and north western elevations shall be fitted with, to a height of no less than 1.8m above the terrace floor level, obscure glass privacy screens, which has obscuration levels of no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) projecting a minimum of 1.3m from the rear wall of the rear extension and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.