

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are surprised that there has been no notification from Havant Council to the close neighbours about this 2 storey extension. There is also no notification on a nearby lamppost. We understand that the planning permission has not yet been granted and yet today lots of scaffolding has been put up and the tiles already removed from the dormer windows.	The site is a householder application and as such is only required to have immediate neighbours surrounding the site written to. This is in accordance with the Councils Statement of Community Involvement. There is no requirement for a site notice for householder applications.

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 proposed development at No 26 includes the conversion of the garage at ground floor, a first floor side extension, the replacement of the main roof, extension to dormers to the rear and the creation of a new dormer and fenestration.

- 7.4 The proposed development at No 26 is considered to alter the visual appearance of the property from Park Lane however, with confirmation sought and plans amended to show that the new roof shall be built to the same dimensions and appearance as the original, the visual impact caused as a result is considered to be limited and acceptable.
- 7.5 The majority of the remaining development shall be to the rear of No 26 and shall therefore not be predominantly viewable from Park Lane protecting the dwellings existing appearance.
- 7.6 The first floor side extension shall fill in the gap currently available between the garage and first floor. The proposed extension shall be to the width of the ground floor and up to the existing ridge height which although not creating a subservient appearance on No 26, shall create an appearance that appears in proportion and appropriate to the dwellinghouse. From being set off the shared boundaries either side of the property the development shall not create a cramped or crowded appearance within the streetscene and with a window proposed to the front which is of similar size to the others present and the garage door retained to the front ground floor, the works, on balance, are considered to result in a limited and acceptable visual impact.
- 7.7 The proposed materials include a light grey cedar weatherboard cladding to the front and rear dormers of No 26. Following a site visit it was noted that neighbouring dwellings have cladding present and in a light grey colour and therefore this material and colour is considered to not look significantly out of place within the streetscene of Park Lane. As the proposed use of the material is limited to the dormers only and is in a colour already present and in fitting to the palette of the streetscene the proposed material is considered to result in an acceptable impact.
- 7.8 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

- 7.9 The proposed development has the potential to impact the adjacent neighbours No 25 and No 27 Park Lane.
- 7.10 The proposed development shall increase the first floor development to the west side and shall create a new dormer to the rear with a window serving a bathroom. Although the development shall be in closer proximity to the No 25 the dwellings have a very different position within their plots to one another with No 26 being forward in its plot and No 25 being to the rear. Due to this there is a large gap between the neighbours and therefore the works proposed to the side are likely to only impact a small area of front amenity space serving No 25. Combined with the ridge height not being increased on No 26 it shall ensure that light levels reaching No 25 are not significantly impacted and unacceptable shadowing would not be created as a result. As the proposed new window at first floor shall serve a bathroom the impact caused is considered to be limited and shall create a view directly along the rear amenity space of No 26 only and shall not directly over-look any neighbour. Therefore the impact caused is considered to be acceptable.
- 7.11 High level windows are proposed within the west side elevation at ground floor to serve the lounge, dining room and kitchen. From being high level these shall not afford a view from them protecting existing privacy levels between the neighbours. The proposed development removes a first floor side window serving a bedroom which is considered to improve the current relationship between the dwellings and is considered to be acceptable.

- 7.12 The alterations proposed to the rear dormer do not change the existing windows in place nor increase the amount of them. Therefore the works are considered to not increase or worsen any impact caused to No 27 significantly compared to that already present. The remaining alterations shall not impact No 27 due to them being to the opposite side of No 26 and although a window is proposed at ground floor level facing east this shall replace an existing extension with windows facing this direction and is therefore not considered to significantly additionally alter the existing position. The development is considered to be acceptable.
- 7.13 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable overlooking and would have a 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

- 7.14 The development shall retain the existing bedroom numbers at No 26 but shall lose the garage as being a suitable provision for a car. However, following a site visit it was noted that the front of the dwellinghouse has enough space to accommodate multiple cars onsite to meet the required provision. The development is considered to be acceptable.

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/18/01015 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:
Location Plan: Drawing No. Potters - 01A
Proposed Block Plan: Drawing No. Potters - 01A
Existing and Proposed Floor, Section and Elevation Plans: Drawing No Revision 01A Rev B Received 13.11.2018
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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom windows in the first floor on the rear elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.