

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 proposed front extension and front dormer elements of this proposal will be visible from the public realm. The proposed front extension is to extend approximately 2.25m from the existing principal elevation, and is to have a dual pitched roof. The submitted plans show the front dormer will also have a pitched roof, with a window to the front providing light and ventilation to an en-suite bathroom. It is noted that other alterations have been undertaken to properties within close proximity to the application site, including a large two storey front extension to the property directly to the west, and therefore it is not considered that the proposal would have a significant impact on the character of the area. Furthermore the proposed materials are to match those used on the host dwelling to minimise any visual impact.

7.4 By virtue of their location, the rear conservatory and alterations to the rear dormer will not be readily visible from the public domain. Notwithstanding this, scale and design are considered appropriate in context with the host dwelling and the rear garden.

7.5 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

7.6 The pitched roof extension to the front is to create a porch and storage. The extension will be set approximately 16m back from the front boundary and is to be sited a minimum of 3m from the property to the west, and 5m from the property to the east. It is noted that no windows are proposed for the side elevations of the porch and therefore it is not considered that this element would have a significant impact on the occupiers of neighbouring properties in terms of overlooking or loss of light.

7.7 The proposed front dormer will have one window to the front which will look towards front gardens and the highway, which are already readily visible from the public domain. It is therefore not considered that this would result in adverse overlooking.

- 7.8 The proposed rear extension will extend around the eastern elevation of the property, to link with the rear of the existing garage. This is to be constructed along the eastern boundary line and the submitted details show the owners of the property to the east (11 Hazleton Way) have been given the relevant notice required. Both the garage and house of 11 Hazleton Way have been extended to the rear and although the proposal will extend beyond the rear extensions of No. 11, a 45 degree light test shows that any loss of light will be reduced to the area directly behind the garage and will not have an adverse impact on light gained to either the neighbouring property or any of the designated external amenity areas. No windows are to be inserted into the eastern elevation and therefore will have no impact in terms of loss of privacy. The separation gap between the proposed extension and the property to the west exceeds 2m, and a 45 degree test shows that although the rear window to No. 11 will experience a small degree of loss of light, this will be minimal and restricted to early morning, and is therefore not considered to be significant. A window is to be inserted into the western elevation of the extension to provide light and ventilation to the kitchen/diner. The current boundary treatment is a mix of fencing and natural screening which aid to protect the privacy between No's 9 and 11. The rear wall of the extension will be a minimum of 28m back from the northern boundary line and therefore will have no impact on the occupiers of the property to the north, and due to its location is not visible from the properties to the south.
- 7.9 The proposal also includes the enlargement of the height and width of the rear dormer, and will be of a similar size and style to the rear dormers at No's 6 and 8 Crestland Close. An assessment of the area shows that all the properties within close proximity to the application site have some form of rear dormer and therefore it is not considered that this element of the scheme could be justifiably refused in terms of overlooking.
- 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.

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/19/00231 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 layout plan - 5155/500 (rev a)
Location plan - received 22.02.19
Existing ground floor plan - 5155/1 (rev a)
Existing first floor plan - 5155/2
Existing elevations - 5155/3 (rev a)
Amended proposed elevations - 5155/3 (rev d)
Proposed ground floor plan - 5155/4 (rev c)
Proposed first floor plan - 5155/5
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.