

Recommendation: **GRANT PERMISSION**

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Lymbourn Road

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Updated comments:

Condition for samples

Principal Conservation Officer. No Objection

The proposed site is a terraced property located on the eastern side of Lymbourne Road. It is located within the conservation area and is constructed of stone with red brick used decoratively for quoins.

This is a modest proposal which in terms of visual appearance is acceptable, it is located to the rear of the property and is well contained so there will be no direct impact on the public views.

No objection subject to the following condition:

Materials to match

Developer Services, Southern Water

Further to our previous comments regarding the above planning application consultation and additional information provided by the applicant, it appears that the applicant is proposing to divert a public sewer. The construction of the extension close to the public diverted sewer has been approved in principle, subject to obtaining Southern Water's approval for the works during the Building Near to Public Sewer application process.

The works shall comply with the following requirements:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundation to be taken down 150mm below the invert level.
3. No internal public manholes.

Officer comment: An informative shall be included with the decision.

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: 24

Number of site notices: 1

Statutory advertisement: 29/06/2018

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) Impact upon the character of the Conservation Area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This site falls into a Conservation Area and as such the proposal must be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the character of the Conservation area

7.3 The proposal is located in the Lymbourn Road Conservation Area and therefore any development has to be considered carefully to ensure that this would have an acceptable impact on the historic environment.

7.4 It is noted that there are examples of similar development to the rear of properties in Lymbourn Road. As this would not be the first development to be extended to the rear it means that the proposed works to No 25 would not look out of place or detract character from the area. The works are considered to be modest in size and subservient to No 25 which complies with the Borough Design Guide. Although the works shall be within close proximity to the boundary to the north the works have a modest eaves and ridge height which would reduce the dominance of the development to an acceptable level.

7.5 Following a consultation with the Councils Conservation Officer the feedback received is that the appearance visually would be acceptable as the development is at the rear of the property and well contained. It was thought that this would limit the impact on public views and would be considered acceptable. A condition is suggested to be included for samples to be submitted for approval by the Local Planning Authority which shall be included with the decision. It is considered that the development would preserve the appearance of the Conservation area and is considered to be acceptable.

7.6 The proposal includes part removal of the front boundary wall between No 25 and No 23 the neighbouring dwelling to the north. This is considered to be a modest alteration which has not been met with any objection from the Conservation Officer. The works are considered to not significantly alter the visual appearance of the front of both dwellings and as the majority of the boundary wall shall be retained the works are considered to result in an acceptable impact.

(iii) Impact upon residential amenity

- 7.7 The works have the potential to impact the adjacent neighbours No 23 and No 27 Lymbourn Road.
- 7.8 Part of the proposal shall involve extending the current rear extension with an additional depth of 1m and providing a shallower roof pitch. It is considered that the potential harm caused to No. 27 Lymbourn Road, the neighbouring dwellinghouse to the south, would be minimal and would not lead to any significant loss of amenity. This is partly due to the screening in place between the dwellings but also due to the size of the works proposed at No 25 which are considered to be modest. The works shall also be set off the boundary by a modest amount and shall be in approximate line with the rear extension carried out at No 27 reducing the impact caused further. No additional windows shall be installed within the south side elevation protecting privacy levels and preventing overlooking. The works are considered to result in an acceptable and neighbourly relationship.
- 7.9 No 23 is the dwellinghouse to the north and has the potential to be impacted by the proposed development in relation to visual amenity and light levels reaching the kitchen and lounge windows in the rear and south side elevation. A site visit was performed to No 23 and it was considered that due to the height and position of the works on No 25 that the works would result in a harmful impact to the neighbour and as such plans were amended to alter the size of the proposed extension. The proposed development now has a reduced ridge and eaves height and is single storey with a roof pitching away from the boundary. The works would also be seen against the two storey rear outshoot and only project marginally above the existing boundary wall and would, as a result, have an acceptable impact on the outlook from No.23 in terms of mass and bulk and would be acceptable. Due to the height of the proposed development and the existing screening in place light levels are considered to not be significantly impacted reaching the neighbour and coupled with no objection being made the works, on balance, are considered to be acceptable. The proposed rooflights will be moderate in size, on a sloped roof and be high enough to ensure that No.23 is not over-looked or would have its privacy compromised. The development is therefore considered to be acceptable.

8 Conclusion

- 8.1 No. 25 Lymbourn Road has adequate amenity space for the proposed side and rear extension. The proposed design and limited scale of the proposal should ensure that there is minimal loss of amenity to the immediate neighbours. It is also considered that the impact on the Conservation Area is acceptable. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policies CS11 and CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00601 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:

Design and Access Statement: Received 20.06.2018

Location Plan: Drawing No M/1701-50

Proposed Site and Block Plan: Drawing No M/1801- 90 B

Proposed Ground Floor and Elevations Plan: Drawing No M/1801- 101D

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 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.