

Recommendation: **GRANT PERMISSION**

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: 9

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 22 shall be viewable from the public realm but are positioned in an area of Havant where development is present and the principle is established. The works appear subservient on No 22 from being set in from the front elevation and down from the ridge height, the works are also set off the boundary to the east. This has created an acceptable mass and bulk which complies with the guidance stipulated in the Borough Design Guide.

7.4 The works are proposed to match in materials to those already present on No 22 which shall ensure the development looks in keeping to the existing dwellinghouse and greater streetscene.

7.5 The proposed single storey rear extension would not be viewable from the public realm therefore protecting the existing character and appearance of the area.

7.6 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

7.7 It is considered that the dwellings that have the potential to be impacted are the adjacent neighbours No 20 and No 24 Douglas Close. No 22 is currently set off the shared boundary to the east and is separated further from the adjacent neighbour No 24 by a walk through between the dwellings. Although the proposed two storey side

extension would narrow this gap the walkway between the dwellings coupled with the driveway of No 24 would leave a sufficient gap between the dwellings to ensure that the development does not create an oppressive outlook from the neighbouring dwelling. One window is present at first floor in the west side elevation of No 24 which has the potential to be impacted but it is considered, on balance, that as the development shall be set down from the ridge height and not extending past the front elevation that the works shall not cause a significant adverse impact to light levels reaching No 24 and shall not create shadowing as a result. It is also noted that No 24 is on a higher position of land than No 22 which would reduce this impact further. One window is proposed along the side elevation at ground floor level at No 22 but as this shall be at high level it shall ensure that privacy levels are protected. The works are therefore considered to be acceptable.

- 7.8 The single storey development proposed to the rear of No 22 is considered to result in a neighbourly impact with No 24 due to the height of the development proposed, the sufficient gap between the proposed development and neighbouring dwelling and that the works shall be screened sufficiently by the 1.8m timber fencing in place.
- 7.9 The works to the rear are single storey in height and shall be set off the shared boundary with No 20. Although part of the works are two storey this shall not extend past the existing rear elevation and would therefore not cause a significant impact to the neighbouring dwelling to the west. The single storey extension shall be in line with the rear elevation of No 20 which would ensure that the works do not create shadowing nor a loss of light. No windows are proposed on the west side elevation of the development which looks onto No 20 therefore protecting privacy levels and preventing over-looking. The development is therefore considered to be acceptable.
- 7.10 Consequently, it is considered that the proposal is unlikely to 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 development removes two parking spaces onsite to the east side of the dwellinghouse and in order to comply with the Borough's Parking SPD two spaces are required to be accommodated onsite. Plans have since been amended and re-advertised as the applicant owns a greater area of land to the front of the dwellinghouse. With this now included as part of the application the site is able to accommodate a car to the front and side of the dwellinghouse to the size specifications required in order to comply with the SPD. The works are now considered to be acceptable in this regard.

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/18/00146 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 Block and Parking Layout Plan: Unique Plan Reference b90b/211785/289251 received 18.04.2018
Block Plan: Received 14.04.2018
Existing and Proposed Floor, Elevations and Section Plan: Drawing No COLE 01A Revision B
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 The car parking, servicing and other vehicular access arrangements shown on the approved plans in the Proposed Block and Parking Layout Plan: Unique Plan Reference b90b/211785/289251 received 18.04.2018 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.