

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultations required for this application.

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

(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 proposal seeks to increase the size of the existing garage and add an extension to the northern boundary. Due to the location of the property, no part of the proposal will be readily visible from the public domain. Notwithstanding this, the proposed garage is to be constructed using materials similar to those used on the host dwelling, and has been designed to sympathetically relate to the host dwelling.

7.4 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

- 7.5 To the north of the application site is 21a Sinah Lane which is a large modern detached house. This property is accessed via a driveway which runs along the northern boundary of No. 27. A separation gap of approximately 22m will be retained between the proposed single storey rear extension, with the gap increasing to 29m between the proposed garage and No. 21a, and therefore will not lead to a loss of light or be overbearing. It is not considered that the proposals will have an significant impact on the occupiers No. 21a in terms of overlooking.
- 7.6 No. 25 Bound Lane is located to the west of the application site. This detached bungalow is accessed via, and fronts the highway of Bound Lane. The proposed rear extension will be sited over 19m from this property and therefore will have no significant impact on the occupiers amenity. The submitted plans show the replacement garage will be sited no closer to the boundary line with No. 25 than the existing garage, however the maximum height is to be increased by approximately 1.1m. Due to the orientation of the properties it is not considered that the garage would result in significant overshadowing or loss of light. Furthermore it is not considered that the garage would result in an increase in overlooking.
- 7.7 No. 29 Bound Lane is sited approximately 19m from the proposed rear extension. Directly to the south of the application site is an access driveway. South of this is No 8 Orchard Road, which is approximately 30m from No. 27 Bound Lane. Due to the separation gaps it is not considered that any part of the proposal would result in significant overlooking or loss of light to these properties.
- 7.8 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/18/00659 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 and block plan - PL01 (rev 2)

Existing floor plans - PL02

Existing elevations - PL03

Proposed floor plans - PL04 (rev 2)

Proposed elevations - PL05 (rev 1)

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.