

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
• The design includes an upper storey with Windows which directly into the back of our property thereby affecting our privacy both in the house and in the garden. • Going up a storey will also affect the daylight into the rear of our property especially in the winter months. • We consider this to be over-development of a small retirement bungalow into a large family home, • The size of the extension to the rear means there will be very little garden left between our boundary and their patio doors which means neither of us will have any privacy when in our gardens, • Although their neighbours have done a similar extension, it overlooked the park whereas this would be looking into all the back gardens of ours and our neighbours properties. • This bungalow sits on a plot that is wider rather than long, there is plenty of room on each side to add ground floor extensions without the necessity to go up a floor.	Addressed in Section 7
The proposed extension to the east will have one dormer and two further windows directly over looking our property, rear garden and into our property.	Addressed in Section 7

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 two storey extension to the rear of the property will not be visible from the public domain. The dwelling is sited rather centrally within the plot and currently benefits from a rear garden length of approximately 10m, which will be reduced to approximately 6m if the rear extension is constructed. Although the Havant Borough Design Guide recommends that a distance of 8m plus should be retained between a rear extension and the rear boundary, additional garden space is available to the east and west of the property, and it is considered that, in this instance, this provides a sufficient amenity space.

- 7.4 The proposed dormers to the side elevations will have an impact on the streetscene, however the character of Harold Road is diverse, with one and two storey properties varying in age and style, with dormer windows being evident on other properties close to the application site. Notwithstanding this the materials to be used are to match those used on the original dwellinghouse to reduce any visual impact. 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 The proposed rear extension will, as mentioned above, reduce the separation gap between the boundary to the north (45 Rails Lane) to approximately 6m. The rear garden of this neighbouring property is in excess of 31m in length. Whilst it is acknowledged that the first floor window to the northern elevation of the extension will overlook the rear garden of No. 45 Rails Lane, it will look towards the rear section of the garden, this is not considered to be the occupiers main amenity area, which is sited closer to the rear of their property. The boundary treatment between the two properties is fencing and a well established hedge. The plans show that the proposed separation gap to be retained between these properties will be approximately 23m.
- 7.6 The proposal will be set approximately 4.5m from the boundary with both properties to the east (41 & 43 Rails Lane). To the rear of No. 41, sited close to the boundary line is a large detached garage with a pitched roof, which obscures visibility between this property and the application site. The proposed alterations will result in the addition of a small dormer and two velux windows to the roof slope, along with an additional window to the ground floor. The dormer window will be set approximately 25m from the dwellinghouses of these neighbouring properties, and therefore it is not considered that the proposal will have a significant impact on the occupiers of these neighbouring properties.
- 7.7 Due to the scale and siting, it is not considered that the occupiers of the properties to the south (3 & 5 Harold Road) will be significantly impacted by the proposals.
- 7.8 The property to the west (4 Harold Road) is set approximately 10m from the application site, with the boundary treatment being large, well established hedging to provide

natural screening. This neighbouring property has a dormer window on their eastern elevation which looks towards the application site. The original plan submitted showed the addition of four windows to the new dormer on the western elevation, however it was considered that the two most north eastern windows would have a significant impact on the occupiers of No. 4 Harold Road in terms of overlooking. Therefore an amended plan has been submitted which has removed the northern most window on this dormer. The second window of concern has been altered to an oriel window, with glazing to the south west and a blank panel to the north west. It is considered that these alterations have addressed the concerns raised.

- 7.5 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.

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/18/00004 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, block plan and proposed ground floor plan - sheet 1a of 3
Proposed elevations and first floor plan - sheet 2b of 3
Existing elevations and floor plans - sheet 3a of 3

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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

