

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There is an offside Oak tree but it will not be impacted by the proposed extension. Therefore I have no objection in arboricultural terms.

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 application site is situated on a corner plot in a relatively open street scene and the proposed side extension would be visible from the public realm. The development is to provide two additional bedrooms following the removal of the garage and would result in a moderate increase to the original footprint of the property. Notwithstanding this, it is acknowledged that there will be a generous increase in the roof mass, although it is considered the design would result in a cohesive form of development, and given the location of the property would not have a detrimental impact on the neighbourhood. Sufficient amenity space would be retained in the side and rear garden.

7.4 The new cladding and render would upgrade the external appearance of the property. Consequently, 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 the neighbouring properties

- 7.5 The side extension does not project beyond the front or rear elevations of the property and is a minimum of 2 metres and a maximum of 5 metres from the eastern boundary. The highway is adjacent to this boundary and whilst there is a new first floor window in the gable end of the extension, the nearest properties are in excess of 25 metres away. It is therefore judged any impact from this window would be negligible.
- 7.6 There are new french doors in the rear elevation of the extension, however the property is at a lower level than the houses to the rear which lie beyond a highway and are considered to be a sufficient distance away for any effect to be minimal.

(iv) Parking

- 7.7 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore deemed a condition is not necessary in this instance.
- 7.8 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/17/01135 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 external materials used shall be as stated under Section 9/11 (Materials) of the application form.
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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and parking plan

Drg no. 1160.17.1 Existing elevations and floor plan

Drg no. 1160.17.2 Proposed elevations, floor and roof plan

Reason: - To ensure provision of a satisfactory development.