

Recommendation: **GRANT PERMISSION**

3.1 The application proposes a two storey rear extension with a crown roof, a single storey rear extension and a single storey side extension to the south of the main property. The proposed extensions would be constructed from materials to match those of the existing property. Internally the extensions would provide for a new utility room and open plan living, dining and kitchen area at ground floor level and a larger master bedroom with en suite at first floor level.

- 3.2 The two storey rear extension would feature a crown roof with a 1m flu serving log burner to protrude from the northern pitch. The extension would contain a rear-facing first floor window and double set of rear-facing French doors at ground floor level with no openings to the side elevations. The extension would protrude 3.8m from the existing rear elevation of the main property, achieving a maximum height of 6.2m above ground level and a width of 4.3m.
- 3.3 The single storey rear extension would replace the existing rear conservatory. The proposed structure would feature a flat roof to contain two roof lanterns which would not be readily visible from ground level. The rear elevation would feature a high degree of unobstructed glazing which would wrap the south-west corner of the extension. The extension would protrude 4.4m from the existing rear elevation of the main property, projecting slightly beyond the rear elevation of the proposed two-storey extension, achieving a maximum height of 3.2m above ground level and a width of 5.7m.
- 3.4 The proposed single storey side extension would replace the existing lean-to extension to the south, representing an increase in length toward the rear of the property to result in an approximate increase of 5.7m² in additional floor space. The extension would have a mono-pitched roof containing four roof lights with an eaves height of 2m above ground level, reaching a maximum height of 3.1m where the ridge would meet the southern elevation of the existing property. The extension would contain a single window within each of the front and rear elevations with no openings within the southern side elevation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS15 | (Flood and Coastal Erosion) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |

Havant Borough Local Plan (Allocations) July 2014

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| AL1 | (Presumption in Favour of Sustainable Development) |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

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

5 Statutory and Non Statutory Consultations

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	None received

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 crown roof of the proposed two-storey rear extension would ensure that the extension appears subservient to the existing main property whilst the area of two-storey flat roof would not be readily perceptible from ground floor level. Though largely obscured from view from the fronting highway by the bulk of the existing property the extension would be partially visible upon approach from the north along Beach Road. As such the two-storey element would have some impact upon the appearance of the street scene. However, the extension would not appear out-of-keeping in respect of its form or style relative to the existing house or surrounding development.

7.4 The proposed single storey rear extension would be obscured from view from the public realm by the bulk of the existing main house and as such would have no perceptible impact upon the appearance or character of the street scene. The extension would not appear incongruous in respect of scale, form or style relative to the existing house, its curtilage or surrounding development.

7.5 The proposed side extension would be readily visible within the street scene and would constitute a positive impact upon the visual amenity of the application property relative to the existing lean-to extension to be replaced. The proposed extension would represent an increase in bulk and scale relative to the existing structure, though this increase would not be substantial and the resulting structure would remain in-keeping in its scale relative to the existing property and neighbouring development. The form and style of the proposed extension would be sympathetic to the existing main dwelling.

7.6 Considered together the cumulative increase in mass and bulk represented by the three extensions would not represent an overdevelopment of the application site and would not result in a property of significantly larger scale than other examples within the immediate locality. The development would be constructed from materials to match those of the existing main property.

7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and its setting and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and the Havant Design Guidance SPD. 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

- 7.8 The proposed two-storey rear extension would be separated from the neighbouring property to the north by the driveway of the neighbouring dwelling to the rear of the application site, resulting in a separation distance of 6m. The facing elevation of the neighbouring property to the north contains no openings; no side openings are proposed for the extension. The proposed extension would not breach 45 degree rule as specified within design guidance SPD with regards to the neighbouring property to the north and would remain well separated from the properties to west and south of the application site.
- 7.9 The proposed single storey rear extension would not be expected to have a significant negative impact upon the amenities of the neighbouring property to the south relative to existing structure to be replaced. The extension would serve to take development within the application site closer to the common boundary to the south by a distance of 1m, though the maximum depth of the extension would be reduced by 2m relative to the existing structure to be replaced.
- 7.10 The proposed side extension would represent a slight increase in ridge and eaves heights as well as total length relative to the existing structure to be replaced. However, the new extension would measure similarly in its depth to the existing lean-to and the roof would continue to slope upwards away from the common boundary to reach its highest point at a distance of 4m from the facing elevation of the neighbouring dwelling. The south elevation of the extension would achieve a maximum height of 2m and would be largely obscured by the existing boundary fence. The rear elevation of the extension would not protrude beyond the line of the rear elevation of the neighbouring property to the south. As such the side extension would not be expected to represent a significant impact upon the amenities of surrounding development relative to the existing structure to be replaced.
- 7.11 Consequently, with regard to the scale of the proposed development and the separation distance and existing boundary treatments to be maintained between the proposed development and neighbouring residential dwellings, 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/17/01252 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 Plans and Existing Plans and Elevations: 17102-01
Proposed Plans and Elevations: 17102-02
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.