

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: 6

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 two storey side addition is set some 14m back from the street scene of The Dale and some 5m back from the front elevation of the dwelling. It is therefore considered that the development would have limited impact on the character and appearance of the street scene.

7.4 Notwithstanding the above the extension is considered to be suitably subservient and in keeping with the built form of the dwelling. It is therefore considered that the development would not have an unacceptable impact on the character and appearance of the area.

7.5 The proposed extension to the rear would not be viewable from The Dale. The works are proposed to be subservient on No 110 and built in matching materials to that of the existing which would ensure the development accords with the Borough Design Guide.

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 The works have the potential to impact the adjacent numbers Nos 108 and No 112 The Dale although it is noted that no objections have been received in relation to the scheme.

- 7.8 The single storey extension shall be to a depth of approx 5 meters with an eaves height of 3 metres and total height of 3.8m. Being to the east of its neighbour No 108 The Dale the works have the potential to impact morning light reaching the rear patio doors in place at the neighbour. Originally the development was proposed to be up to the shared boundary line and greater in depth which when applying the appropriate test was considered to significantly impact light levels reaching No 108 and cause an adverse impact to the outlook from the ground floor window in the rear elevation of the neighbour. Plans have since been amended which set the development away from the boundary by 1m and reduce it in depth by 1m thereby taking the works up to the 45 degree angle. This reduces the impact caused to No 108 significantly and would ensure that the development results in a neighbourly impact which is considered to not be substantially harmful. Coupled with no objection being raised by the neighbour the proposed works to the rear are considered to result in a limited and acceptable impact.
- 7.9 The application proposes a two storey addition to the side of No 110 The Dale approximately 3.4 meters deep and 2.1m wide at ground and first floor level. The works would be set away from the shared boundary with No 112 The Dale by 1m resulting in an approximate gap of 3.5m being retained between the flank wall of the proposed extension and that of No 112 The Dale (retained as a driveway).
- 7.10 It is noted that there are five windows in the flank elevation of 112 facing the application site. Whilst it is not known for certain what windows these rooms serve it is likely, based on the similarity of the dwellings in this section of The Dale that the windows at ground floor likely serve the hallway and kitchen with a stairway and bathroom or bedroom window at first floor. The application has therefore been assessed on this basis.
- 7.11 Having regard to the separation distance retained between the proposal and neighbour 112 and the fact that some of the ground floor windows most likely serve non-habitable rooms or are secondary windows to habitable spaces it is not considered that the proposal would result in unacceptable reductions in light. Sufficient space would be retained to ensure that adequate light levels are retained for these windows, with the development separated far enough from this neighbour so as not to appear overbearing or result in overshadowing. The extension shall be hipped and lower than the existing ridge height to reduce this impact further.
- 7.12 First floor windows are proposed in the two storey extension to serve the bedroom but this is proposed to be fitted with obscure glass so there would be no overlooking or loss of privacy at first floor. On the ground floor three windows are proposed, two of which would be at high level with one proposed for the shower room to be fitted with obscure glass. An office window is also proposed within the ground floor elevation with clear glass and at normal level. Although this window has the potential to cause over-looking this is considered to be modest based on the existing relationship between the dwellings and the level of over-looking that already occurs from the existing first floor windows. Therefore on balance, the impact caused is considered to not be significantly harmful but a condition shall be included with the decision. .
- 7.13 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).

(iv) Parking

- 7.14 The dwellinghouse shall retain the same amount of bedrooms and is therefore required to provide a sufficient parking provision on site for two cars. Although the proposal shall result in the demolition of the garage the amenity space available to the front is large

enough to accommodate this provision and therefore the works are considered to accord with the Borough's Parking SPD.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00685 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 Plan: Unique Plan Reference p2buk/261012/355917
Block Plan: Unique Plan Reference B90BUK/261012/355914
Existing and Proposed Floor, Elevation and Section Plan: Drawing No PAFFETT_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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first and ground floor on the east side elevation facing No 112 serving the shower room and bedroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.