

Recommendation: **GRANT PERMISSION**

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 Support

Inconsistencies with amended plans- Clear access to garage 2.23m view and section scales far more. Garage opening not a clear run through as shown on section and front view. Trees removed prior to application and those indicated not present We wish the owner every success with the application	A site visit has been performed and a full assessment undergone. Noted
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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 works proposed to No 7 shall alter the external appearance of the dwellinghouse to include first floor accommodation and render to the side elevations. The works are considered to provide an attractive uplift to the dwellinghouse which is currently in disrepair and following a site visit the variety of dwellings was noted along Hart Plain Avenue which differed in design, size and position which would ensure the works to No 7 do not look significantly out of place within the greater streetscene.

7.4 The proposed development can be comfortably accommodated within the application site without appearing obtrusive. The development has a sufficient gap between itself and neighbouring dwelling the west and the design of the development is considered to

be sympathetic to ensure the dominance of the development is reduced when viewing the development from Hart Plain Avenue. The works do not create a cramped or crowded appearance in the streetscene and are considered to maintain the existing character of the area.

- 7.5 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

- 7.6 The works have the potential to impact the neighbouring dwellings No 5 and No 9 Hart Plain Avenue and No.243 London Road. The works shall be set away from the neighbouring dwelling to the west by approximately 5.5m and are separated by a private road which runs between them. Sufficient screening is in place between the dwellings specifically along No 9 which would contribute to reducing the overall dominance of the development and ensuring that no significant over-looking occurs from the windows proposed in the west elevation at ground floor. The west elevation first floor rooflight windows have a minimum CIL height of 1.7m to prevent overlooking.
- 7.7 The works shall be set in close proximity to the shared boundary and neighbouring dwelling to the east No 5. Three windows are in position along the west side elevation of No 5 with two of these served by windows in the front and rear elevation and one which is fitted with obscure glass. No 5 is set in a higher position of land than No 7 and the windows currently look onto the flank wall of No 7. As two of the side windows are to rooms served by other windows within the dwellinghouse (dual aspect) the impact caused to them is reduced to an acceptable level. The remaining window, fitted with obscure glass is already impacted and although the ridge height is proposed to be increased the roof design is hipped away from No 5 and has an acceptable eaves height. Coupled with a varying land levels the proposed works are considered to not result in an un-neighbourly impact.
- 7.8 A dormer is proposed within the east side roof elevation looking onto No 5. In order to prevent these windows causing over-looking a condition shall be included with the decision to ensure that they are fitted with obscure glass and are non-opening unless higher than 1.7m. This is considered to maintain privacy levels between the neighbours satisfactorily.
- 7.9 The property to the rear 243 London road is set approx 27m off and at an angle to the application site. Whilst there is a new first floor window proposed in the south facing elevation, this would be set well off No.243 and it is considered that this relationship is acceptable and meets the requirements of the Havant Borough design Guide.
- 7.10 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.

(iv) Parking

- 7.11 In relation to parking the proposed development would increase bedrooms from 3 to 4 requiring the provision of 3 parking spaces, these can be accommodated to the front of the property.

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/18/00276 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 Site/Roof Plan: Drawing No A101
Proposed Elevations Plan: Drawing No A105 V2
Proposed Ground Floor Plan: Drawing No A106 V2
Proposed First Floor Plan: Drawing No A107 V2
Proposed Views: Drawing No A108 V2
Site Section and Street Elevation Plan: Drawing No A109 V2
Design and Access Statement: Received 20.03.2018

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 roof dormer on the east elevation facing No 5 Hart Plain Avenue serving both bathrooms 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.