

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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: 2

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

- (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. The proposal requires planning permission as the eaves height exceeds that allowed under the criteria of Permitted Development.

- (ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is located to the rear of the property and therefore is not readily visible from the public domain. Notwithstanding this, the materials to be used are to match those of the existing extension. The alteration to the fenestration is considered to be appropriate as the materials to be used (white UPVC) will match the existing.

- 7.4 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 alterations are located to the rear of the property, which backs onto open land, and therefore will have no impact on any occupiers to the east or west. The property to the south (57 Geoffrey Avenue) is sited approximately 4m from the extension, and it is not considered that the alteration from the pitched roof to the flat

roof would result in significant harm to this neighbouring property in terms of loss of light or overshadowing, nor will it have an overbearing impact. With regard to overlooking, the alterations to the southern elevation will result in the removal of the conservatory glazing, and replacement with bricks and one window. It is therefore not considered that the proposal would result in any additional overlooking.

- 7.6 The application site to the north (63 Geoffrey Avenue) has recently undertaken renovations, including a hip to gable roof, dormer windows and a flat roof extension to the rear. This neighbouring property has no windows to the southern elevation, and no windows are proposed for the northern elevation of the proposal the subject of this application. It is not considered that the alteration to the roof would significantly impact the occupiers of this property in terms of overlooking or overshadowing.
- 7.5 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). 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/18/00468 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 - received 14.05.18
Site layout plan - 5033/500
Existing ground floor plan - 5033/1
Proposed ground floor plan - 5033/2
Existing and proposed elevations - 5033/3
Cross section - 5033/4

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.