

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager

It would appear that the proposed new chimney is a replacement for an existing chimney and would be serving what is presumed, a solid fuel wood/log burner type installation, in the proposed living room extension. If consent is to be granted on this application, I would ask that the following informatives to be added to any positive decision notice:

Informative regarding hours of work

Informative regarding bonfires

Informative regarding dust control

Informative regarding wood burning or multi-fuel stoves/appliances

Planning Officer Comment: This shall be included with the decision.

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: 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 works proposed to No 12 include an extension to the north west corner of the application site at single storey with a chimney, a shed and associated landscaping.

The works include extending the amount of hard-surfacing to the front of the dwellinghouse in order to accommodate two cars to the front of No 12.

- 7.4 No 12 does not have a curtilage boundary to the front and as such has a prominent position in the streetscene. As the proposed extension shall be to the west side of No 12 it shall be partly viewable from Fairlea Road and the public realm. However, the extension is proposed to be single storey in height and positioned towards the rear of the dwellinghouse and shall be approximately 17.5m away from the highway reducing the developments visual dominance from Fairlea Road. Materials are proposed for the extension that differ to that of the existing dwelling and therefore have the potential to look out of place. A black corrugated cladding is proposed as part of the works and although it is acknowledged that this would be different to No 12 it is noted that cladding is present within Fairlea Road and therefore although the works would not directly match No 12 it is considered to not look significantly out of place in the greater context of the streetscene and palette of the area.
- 7.5 The proposed extension is modest in size and from being set off the boundary to the west and being designed so that the roof hips away from the elevations the proposed extension is considered to achieve a subservient appearance on No 12 with an acceptable mass and bulk which accords with the Borough Design Guide.
- 7.6 The proposed alterations to the front of the dwellinghouse in order to accommodate the additional car are considered to result in an acceptable impact on the character of the area. No 12 itself has an adequate amount of amenity space to the front which is already laid as lawn and the proposal still retains an acceptable amount of this existing space which is considered to contribute positively to the attractive appearance of Fairlea Road. It is also noted that other dwellings have carried out similar development to the front of the dwellings and therefore the works are considered to not look out of keeping to the locality.
- 7.7 The proposed changes to the rear including the landscaping and shed shall not be viewable from the public realm and are therefore considered to result in a limited and acceptable impact.
- 7.8 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

- 7.9 The neighbouring dwellings that are considered to be impacted as a result of the development are the adjacent neighbours No 14 and No 10 Fairlea Road as well as the dwelling to the rear No 18 Fairlea Road. The works proposed to No 12 shall be set away from the neighbouring dwelling to the east by approximately 12.5m. The dwellings are separated by an adequate 1.8m timber fence panel which is considered to suitably screen the neighbouring dwelling from the majority of the development. Although fenestration is proposed to be altered along the side elevation of No 12 that looks onto No 10 this is at ground floor only and shall not differ significantly from the existing windows already in place. Therefore the impact caused from this minor change is considered to not be significantly harmful to No 10.
- 7.10 The neighbouring dwellinghouse to the west No 14 has recently extended to the east side and also has two timber outbuildings along the shared curtilage boundary with No

12 to the north rear of the site. These structures have increased the height of the boundary screening between the dwellings and as such the proposed extension and shed at No 12 are considered to be sufficiently screened so as not to cause a significant impact to the outlook of No 14 nor appear oppressive from windows in the rear elevation which are already impacted by the timber structures in place at No 14. The design of the development includes a hipped roof away from No 14 to reduce the impact of the development further and from being set off the boundary, having sufficient screening in place and not having windows in the side elevation privacy levels are considered to be maintained as a result. The impact of the proposed works is therefore considered to be limited and acceptable.

7.11 The neighbouring dwelling to the north No 18 shares its side boundary with the rear boundary of No 12. The proposed extension is considered to be set off the shared boundary sufficiently by approximately 5m which alongside the sufficient screening in place between the dwellings is considered result in a limited and acceptable impact to No 18. The proposed shed in the rear amenity space of No 12 is proposed to be set off the shared boundary with No 18 by approximately 1m. Although this development shall be in a closer position to the shared boundary with No 18 the works are approximately 2.3m in height and flat roofed which would comply with Permitted Development Rights and could be built without planning permission and are therefore considered to be acceptable.

7.12 Although the associated landscaping shall raise some platforms within the rear amenity space of No 12 this is proposed to be no higher than 150mm (0.15m) which is a modest height that is allowed under Permitted Development Rights and therefore does not require planning permission. A plan has been submitted to demonstrate where the raised areas of decking shall be within the rear amenity space confirming that the rest of the garden shall remain at existing levels which is considered to be the same level as No's 14, 18 and 10 Fairlea Road. Therefore the impact caused by this is considered to be negligible.

7.13 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

7.14 The dwellinghouse proposes to go from a two bedroom to a three bedroom dwellinghouse and as such there is no requirement to extend the parking provision on the site and the works comply with the Boroughs 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00129 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:

Plan to show raised decking and patio areas: Drawing No 1630-202 Received via email 14.03.2018

Design and Access Statement: Received 1st February 2018

Planning Statement: Received 1st February 2018

Location and Block Plan: Drawing No 1630-100

Proposed Ground Floor Plan: Drawing No 1630-201

Proposed Roof Plan: Drawing No 1630-202

Proposed South and North Elevations Plan: Drawing No 1630-301

Proposed West and East Elevations Plan: Drawing No 1630-302

Streetscene Plan: Drawing No 1630-310

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be as outlined in the application form 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.