

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

Portsmouth City Council

No comment.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We have two comments, both relating to the two storey side extension.	
As the distance between the properties will be reduced, we'd request that the two proposed stairwell windows are obscured in order to maintain privacy.	See section 7.
The other concern relates to the excavation requirements for the side extension. We'd like to understand if this work is subject the Party Wall Act 1996. Likely something for building regulations to consider, rather than planning, but we wanted to add the comment at this point.	This is not a planning consideration and it should be resolved between the applicant and their neighbour.

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 proposal is for a two storey side extension, single storey rear extension, extension of rear dormer, fenestration alterations and front access steps, and would be visible from the public realm, although it is set back approximately 9 metres from the highway.
- 7.4 Regarding the two storey element of the scheme, for extensions such as this there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends that they should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.
- 7.5 Although the extension is a continuation of the existing dwelling it is of a modest size and in this particular case it is considered there would be no merit in reducing the height of the ridge to the front of the property. Furthermore, the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. There would be a distance of 1 metre to the property boundary, with a further 2.2 metres to the western elevation of the property at number 38, which is considered to be acceptable. The two storey side extension is subservient by virtue of the 1.2 metre width.
- 7.6 The single storey rear extension will replace the existing rear additions and will extend across the back of the property and the new side extension. It is 6.2 metres in depth with a flat roof and a roof lantern to a height of 3.4 metres.
- 7.7 The rear dormer extension is of an appropriate size and is set well below the ridge height and in from the edge of the roof. It will not be visible from the public realm. The works to the existing front dormer are to upgrade the external appearance including new tile hanging.
- 7.8 The new steps and canopy to the front of the property will replace the existing front porch.
- 7.9 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

- 7.10 The proposed two storey side extension is to the eastern elevation of the property, situated approximately 1 metre from the property boundary. There are small windows

on the ground floor serving a shower room and utility room and two further windows at first and second floor serving the stairwell which would face similar windows on the western elevation of the neighbouring property. Concerns have been raised regarding potential loss of privacy from the stairwell windows and the proximity of the extension to the neighbouring property to the east. A condition is therefore recommended for the windows serving the stairwell to be obscure glazed with opening top lights only to protect the privacy of the adjacent neighbours.

- 7.11 There are no side windows in the single storey extension which abuts the eastern boundary and projects approximately 2.3 metres beyond the rear elevation of the extension of the adjoining property. The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the east. A 45 degree angle test indicates that the extension would fall marginally within the overshadowing zone of the rear windows of the extension at number 34. However, the extension is of a modest height and it is deemed the degree of impact is not so great as to constitute a defensible reason for refusal. It is also noted that the depth of the single storey rear extension is 0.2 metres over what could be built under the prior notification legislation.
- 7.12 Although the rear dormer is to be extended, it is to provide a bathroom and is therefore judged it would not result in any additional degree of overlooking to the amenity areas of the neighbouring properties.
- 7.13 The properties to the rear of the site and opposite are considered to be a sufficient distance away for any impact to be negligible.
- 7.14 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).

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/18/01177 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 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.

- 3 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 second floor on the east elevation serving the stairwell, shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with only the top fan lights openable as shown on drawing no. 2219.18.1 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block plan

Drg no. 2219.18.1 Existing and proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.