

Recommendation: **GRANT PERMISSION**

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: 2

Comment	Officer Comment
• The balconies will result in overlooking • The balcony is not in-keeping with other properties in Chichester Avenue • The choice of colour for the cladding is very strong	These concerns have been addressed in Section 7
• No measurements shown on plans	The plans have been drawn to scale and therefore measurements are not required

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) Impact on 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 Chichester Avenue is sited close to the Sea Front and comprises a mix of one and two storey detached and semi detached properties. The materials used on properties within the vicinity include brick, render and cladding. The property to the north of the application site is a detached bungalow with front and rear dormers and the property to the south is a detached bungalow.

7.4 It is not considered that the raising of the roof height of the application site would create significant harm to the streetscene of Chichester Avenue, which comprises one and two storey properties of varying styles and designs

7.5 The proposed single storey addition to the north of the property is to be sited approximately 5.5m from the neighbouring property (17 Chichester Avenue). There are to be no additional windows inserted into this extended part of the ground floor. It is

therefore considered that the ground floor extension would not cause significant harm to the occupiers of neighbouring properties in terms of overlooking or loss of light/privacy.

- 7.6 The original plans submitted showed the proposed dormer to the front of the property to have a width of 8m, and included a full width balcony. It was considered that the front dormer would be contrary to policy CS16 of the Havant Borough Core Strategy 2011 in terms of excessive scale, and would result in a bulky appearance in context with the host dwelling which would impact the character of the streetscene.
- 7.7 The rear balcony showing on the original proposal was, like the front, to extend the width of the proposed rear dormer (also 8m), and to include 1.8m high obscure glazed side panels. It was considered that, although the side panels would reduce some overlooking to the neighbouring properties, it was still likely to cause unacceptable overlooking to the amenity space of the property to the north (17 Chichester Avenue).
- 7.8 Subsequently amended plans were received showing the front dormer to be reduced in width from 8m to 7.35m. The balcony to this front elevation has also been reduced to a width of 7.2. It is now considered that the reduced size of the proposal is in context to the size of the host dwelling and will interact more positively within the existing streetscene, and given the size, scale and massing, any impact on the streetscene is not considered to be significantly harmful enough to justify the refusal of the application.
- 7.9 The rear dormer has also been slightly reduced in size and the width of the balcony has been reduced from 8m to 5.2m. The balcony is to be set 3m in from the northern elevation and is to include 1.8m high obscure glazed side panels. It is considered that this reduction to the size of the balcony will reduce the impact on the privacy of the neighbouring property to an acceptable level.
- 7.10 The proposal shows the property is to be clad in Cedral C62 Violet Blue Cladding. The style of properties within Chichester Avenue vary quite significantly and include a mix of differing materials. Objections have been received in relation to the proposed colour of the cladding however it is considered that the proposed cladding, which is more grey in appearance than the name would suggest, is considered to be acceptable within the varied streetscene.
- 7.11 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

- 7.12 The application site is located approximately 5m from the properties to the north and south, approximately 40m from the property to the east, and over 60m from the property to the west. The amended plan received reducing the size of the rear balcony has satisfied initial concerns with regard to overlooking to numbers 17 and 21 Chichester Avenue.
- 7.13 With regard to the increase in roof height, the separation gap of 5m between the application site and neighbouring properties will enable this increase without resulting in unacceptable harm in terms of overshadowing or loss of light.
- 7.14 An objection has been received from the occupiers of the property opposite (14 Chichester Avenue) in relation to the front balcony and potential overlooking. The plans show the separation gap between the balcony and the front boundary of 14 Chichester Avenue to be approximately 22m, with a gap of approximately 40m between two dwellinghouses. It is accepted that the balcony would allow some visibility into the front

gardens of the properties opposite, however these areas are not regarded to be the occupiers main amenity space, and due to the open nature of the road, the front garden areas are visible from users of the public domain. It is therefore considered that the overlooking would not cause significant harm to the occupiers of neighbouring properties and the refusal of the application on these grounds could not be justified.

- 7.15 Consequently, it is considered that the proposal would have an 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) Impact on parking

- 7.16 The proposal will result in the property having four bedrooms, and as such the applicants are required, in accordance with the Havant Borough Residential Parking and Cycle Provision (March 2010), to provide curtilage parking for three vehicles. The Block Plan submitted as part of this application shows that this requirement can be satisfied and therefore the development will not have a negative impact on the highway.

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/17/01333 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:

Block plan - 01

Block plan showing parking - 01

Existing elevations - A101

Amended Proposed elevations - A102 (rev 1)

Amended Existing and proposed floor plans - A103 (rev 1)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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 Prior to the use of the balcony to the western elevation, 1.8m high obscure glazed panels are to be affixed to the sides (north and south) and shall be 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.