

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: 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.

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

7.3 The proposed extension will wrap around the rear and part of the side of the existing dwelling, following the removal of the existing garage and rear extension. Although part of the extension will be visible from the public domain, the extension will be sited approximately 6m back from the front building line of the property, and will be approximately 14m back from the highway. The extension is to be constructed using materials to match those used on the host dwelling and it is considered that, once constructed, the proposal will improve the appearance of the property.

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 proposal is to be sited close to the boundary with No. 14 Winscombe Avenue. The extension will be approximately 3m in height, with a flat roof, and is to include a lantern to the rear to provide light into the proposed family room.

7.6 The extension will have no windows to either the northern or southern elevations and therefore will not overlook the neighbouring properties. The boundaries are defined by 1.8m close board fencing. It is accepted that the rear part of the extension will be visible from the property to the north (14 Winscombe Avenue), however it is acknowledged that under the considerations of Permitted Development, a rear extension with a maximum height of 4m could be constructed without the need for planning permission.

7.7 There is a separation gap of approximately 3m between the application site and the property to the south (10 Winscombe Avenue). Although the extension will be sited

close to the boundary with this neighbouring property, it will be replacing the current garage which sits along the boundary line. Once constructed the rear of the extension will create a similar rear building line to that of No. 10. It is noted that No. 10 does have a ground floor window to its northern elevation, however this is obscurely glazed.

- 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/17/01348 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:

Site and location plan - received 19.12.17
Existing floor plan and elevations - received 19.12.17
Proposed floor plan and elevations - received 19.12.17

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.