

Recommendation: **GRANT PERMISSION**

Row of poor quality Conifers to the rear which are not a constraint. I have no objection to the development in arboricultural terms.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We object to the 2 storey side extension being built, on the grounds that: - this will take away light from our property - close the gap between properties potentially causing more noise and encroaching on the privacy of number 32. - The properties have been built as semi detached and the appeal is to have space between them for privacy and noise reduction. - It would also not be in keeping with the rest of the close.	Addressed in Section 7
- This could impact on the value of our property should we choose to sell. - Concerned about disruption during building work.	These are not planning considerations
We are neutral about the one storey back extension being built.	Noted

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 Due to the location of No. 34 Redwood Grove, the proposed two storey side extension will be readily visible as you approach Redwood Grove from Douglas Gardens. Currently there is a separation gap of approximately 5m between the application site and the property to the north (32 Redwood Grove). The proposed side extension would reduce this gap to approximately 2.7m. Concern has been raised from the occupiers of No. 32 that the proposal would not be in-keeping with the other properties within this modern development, however when determining applications it has to be acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. Furthermore the proposed extension is to be constructed using materials to match those used on the original dwellinghouse to reduce visual impact. It is also noted that the separation gap between other properties within Redwood Grove varies between 2.5m and 5m.

7.4 The Havant Borough Council Borough Design Guide recommends that side extensions should remain subservient to the main building by being set back from the main building line, with a reduced ridge height. However, due to the style of the existing terrace it is considered that a visually subservient extension would result in an imbalance to the look of the existing terrace, and the design as submitted would be more appropriate in this instance.

7.5 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

7.6 The proposal is to be located to the northern side of the property and therefore will not have a significant impact on the properties to the east, west or south.

7.7 32 Redwood Grove is a semi detached two storey dwelling located to the north of the application site. As previously mentioned there is a separation gap of approximately 5m between the application site and this neighbouring property. Concerns have been raised that the extension could have a negative impact on the occupiers of the property to the north in terms of light reduction, an increase in noise and a loss of privacy. It is noted that the only window to the southern elevation of No. 32 is a first floor clear glazed window providing light to the hallway. Taking this into consideration along with the orientation of the properties it is not considered that there would be a significant reduction in light to the property to the north.

With regard to reduction of light to external areas it is important to note that the two storey element of the proposal is to extend no further than the rear wall of the existing property. The single storey extension is to have a mono pitch roof with a maximum height of 3.5m sloping down to 2.65m. Furthermore a separation gap of approximately 4m will be retained between the extensions and the external amenity space to the rear of property to the north, which are separated by 1.8m close board fencing. It is therefore considered that proposal would not have a significant impact on external light.

- 7.8 With regard to an increase in noise levels, the application site will remain detached from the property to the north. It is not considered that the proposed extensions would result in a significant impact on the neighbours in terms of noise and therefore the refusal of this application on these grounds could not be justified.
- 7.9 With regard to loss of privacy, it is noted from the plans that there are to be no windows or doors to the northern elevation of the extension. The building line of the terrace in which the application site sits is set approximately 2m further west than the semi detached properties to the north. Therefore, although the proposal includes a window to the western elevation, this will not overlook the main amenity area to the rear of the property to the north. Furthermore the rear garden of No. 32 is currently visible from the rear windows of the application site and the property to the north, and some degree of overlooking has to be accepted in urban areas such as this location. It is therefore not considered that the proposal would have a significant impact on the privacy of the occupiers of No. 32 Redwood Grove.
- 7.10 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/18/00427 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:

Existing and proposed front and rear elevations - received 20.04.18

Existing and proposed floor plans and block plans - received 20.04.18

Existing and proposed side elevations - received 20.04.18

Section plan - received 20.04.18

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.