

Recommendation: **GRANT PERMISSION**

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

None.

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: 12

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 property is set back approximately 6 metres from the highway and the side element of the extension together with the new windows will be visible from the public realm. The development is to extend the kitchen and bedrooms, together with internal alterations following the removal of the garage and would result in a moderate increase to the original footprint of the property. Notwithstanding this, it is acknowledged that there will be a generous increase in the roof mass, although it is considered the design would result in a cohesive form of development.

- 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 side element of the extension would extend from the eastern elevation projecting away from the neighbouring property, with a minimum distance of 1 metre and maximum distance of 2.59 metres to the shared boundary. There is a door and two windows in the eastern elevation of the extension, and whilst there are two windows in the western elevation of the property at number 25, they are positioned such that they would not be directly opposite the new openings. Furthermore, the window closest to number 25 is to serve a wet room/shower room and a condition is recommended for this window to be obscurely glazed. There are already windows and doors in the existing eastern elevation of the property, albeit the extension will be situated close to the shared boundary.
- 7.6 The rear extension has a modest depth of 1.8 metres, which is marginally more than the existing addition and does not extend beyond the western elevation of the property, maintaining the 0.8 metre distance to the boundary. There are no windows in this side elevation and the garage of the neighbouring property is adjacent to the western boundary and the proposed extension would not extend beyond the rear of this outbuilding.
- 7.7 It is therefore deemed that the side and rear extension together with the new bow windows to the front of the property would not result in any harmful effect on the neighbouring properties or the properties opposite the application site. It is considered the properties to the rear are a sufficient distance away for any impact to be negligible.
- 7.8 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.

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/18/00164 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 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 window in the eastern elevation serving the wet room/shower room shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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

Existing front and rear elevation plans

Existing side elevation plans

Proposed site plan

Proposed front and rear elevation plans

Proposed side elevation plans

Proposed floor plan

Proposed roof plan

Proposed section plan

Email dated 18 April with details of dimensions

Reason: - To ensure provision of a satisfactory development.