

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

5.1 No consultees were required for this application.

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 were concerned that the original plan included a window on the N/E side ground floor rear extension which would have directly faced and looked into our kitchen window and main work area. Mr Bassett has kindly acknowledged this and submitted the revised plan removing the window. We therefore have no objection to the revised plans as they stand now in drawing 4950/4 REV B and 4950/6 REV B.	Addressed in Section 7

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 streetscene within close proximity to the application site is a mix of detached and semi detached bungalows, and commercial units with flats above. Many of the surrounding bungalows have extended into the roofs, including the neighbouring property to the north (61 Hazleton Way) by means of dormer windows, and gabled roofs. Although the garage of the application site is attached to the garage of No. 57, there is good separation between the two roofs. The property to the north (61 Hazleton Way) has a relatively unique box style dormer. It is not considered that the gabling of the roofline to both the north and south elevations would significantly impact the character for the streetscene

- 7.4 The proposed dormers will both sit back into the roof, back from the front line of the wall below, and will be below the existing ridge line. The dormer windows will be smaller than the windows below and are not considered to dominate the roof of the dwelling. The dormers and gable ends are to be clad with grey wetherboard cladding which is considered acceptable within this particular streetscene, which has a variety of materials visible.
- 7.5 The proposed rear extension will not be visible from the public domain. Notwithstanding this the materials to be used are to match those used on the existing dwellinghouse.
- 7.6 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

- 7.7 There is a separation gap exceeding 50m between the application site and the property to the rear (14 Springvale)The application site and the properties to the front are separated by the highway of Hazleton Way, with the shortest distance between properties exceeding 30m. It is therefore not considered that any part of the proposal would have a significant impact on the occupiers of these neighbouring properties.
- 7.8 The property to the northeast (61 Hazleton Way) is a detached bungalow which has been extended to both the roof and the rear. By gabling the roof line to the northern elevation the gable end will be approximately 2m from this neighbouring property. The plans show that no windows are to be inserted into this elevation. Although No. 61 does have a window in the south western elevation of their dormer window, it is set back and it is not considered that the proposal would significantly impct the occupiers in terms of loss of light. A single storey rear extension to No. 61 extends approximately 2.5m further than the rear extension proposed for No.59. The initial plans submitted showed the proposed addition of a window to the north eastern elevation, however following concerns raised by the occupiers, an amended plan was submitted with this window being removed. It is noted that the proposed extension will have a impact on afternoon light to a ground floor window to No. 61. However this is a secondary window, with the main window to the room facing towards the west and therefore the impact is not considered to be significant. Notwithstanding this, with the only neighbouring objection being withdrawn, the proposed rear extension could be constructed under the current Prior Notification Rear Extensions scheme and therefore the refusal of the rear extension could not be justified.
- 7.9 The property to the southwest (57 Hazleton Way) is attached to the application site by means of the garages, however the gap between the two dwellinghouses is approximately 5m. The addition of a first floor window to the south western elevation is proposed to provide light and ventilation to a bathroom. This window will face towards the roof of No. 57 and will not directly overlook any private amenity space, and therefore it is not considered necessary to condition the window to be obscurely glazed or fixed shut. The plans show the addition of a window and access door to the ground floor on the south western elevation, however the properties are separated by close board fencing and a gap of 5m will be retained and therefore it is not considered that the proposal would cause significant harm to the occupiers of this neighbouring property.
- 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). 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/18/00320 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:

Location plan - received 03.04.18
Site layout plan - 4950/500
Existing elevations - 4950/3
Proposed elevations - 4950/6 (rev b)
Existing ground floor plan - 4950/1
Proposed ground floor plan - 4950/4 (rev b)
Existing first floor plan - 4950/2
Proposed first floor plan - 4950/5 (rev a)

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.