

Recommendation: **GRANT PERMISSION**

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer. No objection.

The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

No objection subject to the following condition:

- 1) Material samples to be submitted.

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: 6

Number of site notices: 1

Statutory advertisement: 22/06/2018

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) Impact upon the conservation area and character of the area
- (iii) Effect on neighbouring properties
- (iv) Trees

- (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.

- 7.3 The application site lies within the St Faith's Conservation Area and as such due regard must be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- (ii) Impact upon the conservation area and character of the area

- 7.4 As the dwellinghouse is located within the St Faith's Conservation area there is particular importance to protect and maintain the heritage of the building and locality and as such the conservation officer has been consulted with. Following an assessment the conservation officer had the following comments to make ' *The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant. No objection subject to the following condition: Material samples to be submitted*'. Therefore from a conservation perspective the proposed development is considered to maintain or enhance the existing character

of the conservation area and is considered to be acceptable subject to a materials condition shall can be conditioned as part of the decision.

- 7.5 No 15 has an existing conservatory to the rear which is proposed to be demolished and re-built to a greater depth of 4.8m from the rear elevation putting the works in approximate line with the extension to the rear of the attached neighbour No 14 Manor Close. The works are proposed to be single storey in height with a mono pitch roof and shall be set off the side elevation to the north east creating a subservient appearance on No 15 which accords with the Borough Design Guide.
- 7.6 The application site has an adequate amenity space to the rear to accommodate the proposed development and with examples of rear development present within Manor Close the work are considered to not look significantly out of place therefore maintaining the existing character of the area.
- 7.7 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

- 7.8 The works have the potential to impact No 16 and No 14 Manor Close as the adjacent neighbours.
- 7.9 The proposed development shall be set away from the neighbouring dwelling to the north No 16 by approximately 4m which due to being a greater distance than the previous flat roofed conservatory is considered to ensure that the increased height of the proposed extension does not create an over-bearing or oppressive impact on No 16. A detached W/C runs along the shared boundary between No 15 and No 16 Manor Close providing further screening in addition to the boundary itself reducing the visual impact of the works further. No windows are proposed in the north side of the extension protecting privacy levels between the neighbours. It is therefore considered that the impact caused is limited and acceptable.
- 7.10 The neighbouring dwelling to the south No 14 has the potential to be impacted by the development as the works proposed at No 15 shall extend modestly past the neighbours rear extension. Although there is a projection this is considered to be to a modest depth of approximately 1.5m which coupled with the works being to the north of No 14 would ensure that light levels are not significantly impacted reaching the neighbouring dwelling nor shadowing created as a result. No windows are present along the north side elevation of the extension at No 14 and with no windows proposed in the south side elevation of the extension at No 15 privacy levels are considered to be maintained between the neighbours resulting in an acceptable impact.
- 7.11 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.

(iv) Trees

- 7.12 An apple tree is present within the rear amenity space and a separate application has been submitted to the Arboricultural Officer for assessment. Permission has been granted for the tree to be felled as it is within 2 metres of the property and has no public amenity value. Therefore this is considered to have been addressed with no significant

harm caused as a result.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00581 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 and Block Plan: Drawing No 18040-101
Proposed Floor Plan: Drawing No 18040-401B
Proposed Elevation Plan: Drawing No 18040-501B
Design, Access and Heritage Statement: Received 06.06.2018
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.