

Recommendation: **GRANT PERMISSION**

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have no objection to this application. The small trees on site do not merit a Tree Preservation Order, therefore there are no tree constraints.

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
The building currently does not overlook my back garden or obstruct view.	See section 7.
I object as the proposed extension : windows facing Horndean Road direction would overlook into the bedroom windows of my house. This would cause significant loss of privacy in childrens bedrooms.	See section 7.
Unobscured or open windows facing towards horndean road in a proposed second floor would potentially cause loss of privacy into an unobscured and quite large bathroom window currently looking out towards field.	See section 7.
A second floor would also overlook my garden and cause marked loss of privacy.	See section 7.
This sounds like a very large extension which could be overbearing and out of scale for the accessibility and character of a coach house on a private road.	See section 7.
I am concerned at "garden grabbing"-a 2 storey rear extension would reduce the garden of number 57 irrevocably and cause loss of character of the coach house.	See section 7.

<p>The local drain for these group of houses apparently already suffers and a very large increase in the size of building would probably stretch system further.</p> <p>The houses behind Horndean Road are predominately low rise and a large 2 story extension would be out of keeping with this character. to lose view over land behind.</p>	<p>This is not planning issue and will be addressed when an application for building control is submitted.</p> <p>Planning permission has been granted for a new residential estate for 125 dwellings on the land to the west of the site.</p>
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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 application site is situated at the end of a private drive accessed from Horndean Road and the proposed development would not be visible from the public realm. However the development would be partially visible from the public realm following the completion of the new residential estate to the west. The two storey rear element of the proposal is located approximately in the middle section of the house, with the new conservatory extending either side across the back of the existing dwellinghouse at ground floor. The extension will project a minimum of 0.85 metres on the eastern side and a maximum of 3.35 metres on the western side from the rear elevation of the property.

7.4 Regarding the two storey extension, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide. This advises that it is important that gaps are retained between buildings and recommends two storey extensions should be sympathetic and subservient to the main dwelling, at least 2 metres from the boundaries to prevent neighbouring properties being adversely affected and 20 metres from the extension and the neighbouring property to the rear. The setting of the property together with the design of the extension meets the recommended criteria.

7.5 The scheme also includes a new mono-pitched roof over the existing single storey side addition to the west and a pitched roof over the existing two storey flat roofed element to the east. The proposal would result in a reasonable increase in the volume of the property, however it is situated on a good sized plot and is therefore considered the development can be comfortably accommodated within the extent of the site. It is judged the additions and alterations would result in a cohesive form of development,

updating and enhancing the appearance of the property.

- 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 The proposed rear extension is roughly 23 metres away from the rear boundary and whilst the addition abuts the side boundaries of the site, the roof is of a modest height and pitches away from these boundaries. It is also noted that the property is located at the end of the gardens of properties in Horndean Road with the side aspect of the property facing the rear elevations of these properties. There are no windows at first floor in the eastern side elevation of the property.
- 7.8 Concerns were raised by the neighbour at 51 Horndean Road with respect to the proposal being overbearing, resulting in overlooking and loss of privacy to the garden and rear facing rooms of this property. However, there is no increase in the existing height of the property, and the eastern boundary of the application site is adjacent to the rear boundaries of properties in Horndean Road which have gardens approximately 35 metres deep. It is therefore deemed this distance between the neighbouring properties is more than adequate to alleviate any perception of the scheme being overbearing.
- 7.9 Regarding the issues about overlooking and loss of privacy, the projection of the proposed extension is just over 3 metres and there are no windows in the eastern side elevation. Whilst there is a new bow window at first floor in the rear elevation of the extension, the rear elevation of 51 Horndean Road is over 40 metres away. It is therefore considered any resulting overlooking would not be considered harmful enough to warrant a defensible refusal.
- 7.10 There are additional windows at first floor in the western elevation of the extension, although the layout plan of the new estate indicates no new property boundaries abut the boundary of number 57. It is therefore considered any impact on these new properties would be negligible.
- 7.11 With respect to 'garden grabbing', the development falls wholly within the curtilage of 57 Horndean Road and extends a maximum of 3.5 metres beyond the rear elevation of the property. Subsequently the remaining garden depth of over 20 metres is judged to be sufficient in this instance.
- 7.12 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).

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/17/01343 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan

Drg no. BNG/17/01	Existing ground floor plan
Drg no. BNG/17/02	Existing first floor plan
Drg no. BNG/17/03	Proposed ground floor plan
Drg no. BNG/17/04	Proposed first floor plan
Drg no. BNG/17/05	Existing elevations plan
Drg no. BNG/17/06A	Proposed elevations plan
Drg no. BNG/17/07	Location and block plan

Reason: - To ensure provision of a satisfactory development.