

provide a continuation of the existing roof in respect of its ridge, eaves, slope and materials and would contain two roof lights, one to the north pitch and one to the south. The extended section of the rear elevation would contain a small obscure glazed window which would serve an en suite bathroom.

- 3.4 At ground floor level a new door would replace an existing high level window within the north-east side elevation and a bi-fold glazed door unit would replace a window to the rear elevation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 proposed extension would be constructed in a style and form that would be in-keeping with the existing house. The materials would match those of the existing property with the exception of the timber cladding to the rear, which would not be readily visible from within the street scene. Notwithstanding this, and within the context of the highly varied pallet of materials visible within the street scene, the timber cladding would not impact negatively upon the visual amenity of the property or the wider locality. The proposed windows would reflect the style and proportions of the property's existing fenestration.

7.4 The proposed extension would serve to significantly increase the mass and bulk of the application property, which is already larger in scale than the neighbouring dwellings on either side of the application site. However, the property, as extended, would not appear imposing, overlarge or incongruous in respect of its size within the context of the application site or the varied street scene, within which other examples of similarly large properties are visible. As such the application property, as extended, would not impact negatively upon the quality or character of the locality in respect of its scale.

7.5 The design and appearance of the proposal is deemed appropriate within the context of the application property, its curtilage and relative to surrounding development and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and supplementary design guidance. 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 proposed development would represent the introduction of additional first floor windows within the front and rear elevations as well as front and rear facing roof lights. The new front facing window would be widely separated from the adjacent properties by the fronting highway whilst the front facing roof light would be positioned above the stair well, a non-habitable space. As such the additional fenestration to the north-west would not be expected to represent a significant negative impact upon the privacy of surrounding properties relative to the existing fenestration arrangement.

7.7 The small first floor rear window to the en suite would be obscure glazed whilst the Juliet balcony would be recessed 1.2m relative to the roofline and rear elevation, which would limit the visibility afforded by the glazing. A distance of 11.5m would be achieved between the rear glazing and the closest point of the neighbouring property to the rear of the application site, which is orientated such that the rear elevation of the

application property faces the rear northern corner of the neighbouring dwelling and would not face directly the main external amenity space of the neighbouring dwelling. The rear facing roof light which would serve the en suite will be required by condition to remain fixed shut and obscure glazed below 1.7m from finished first floor level. As such the additional fenestration to the south-east would not be expected to represent a significant negative impact upon the privacy of surrounding properties relative to the existing fenestration arrangement.

- 7.8 The proposed extension would serve to increase the scale, mass and bulk of the application property. The extension would be largely obscured from the west by the bulk of the existing house. The orientation of the application property relative to the neighbouring dwelling to the north-east would adequately mitigate the impact of the extension upon the outlook and light of the neighbouring house. It is further noted that the neighbouring property to the north-east contains one high level window to the first floor of the facing elevation and no facing ground floor windows. Owing to the separation distance to be maintained between the application property and surrounding dwellings the proposal would not be expected to have a significant negative impact upon the amenities of surrounding development.
- 7.9 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) and supplementary design guidance. 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/18/00055 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:

17.229.101

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable or shall otherwise be in accordance with those depicted on the submitted approved plans.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the rear-facing roof window to be contained within the south-eastern roof slope shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.