

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways Engineer

The Highway Authority has no adverse comment to 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: 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
- (iv) Parking

- (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 development includes a single storey extension to both the north and south side of the dwellinghouse. Both extensions shall be built in matching materials to that of No 23 which shall ensure the development appears in keeping to the main home and streetscene of Christopher Way.

7.4 The extension to the south shall replace an existing conservatory and is sufficiently screened by a 1.8m fence with hedging on top which increases the height to approximately 2.5m. Although the proposed development shall be higher than the existing development and in line with the front elevation of No 23 the works shall have a reduced ridge height and be of a hipped design creating a subservient appearance on the dwellinghouse. The works shall be positioned with an application site which can accommodate the proposed extension whilst having acceptable distances to the east, west and south boundaries. This shall ensure that the development does not create a cramped or crowded appearance within the site and streetscene and shall not appear over-bearing. The development is therefore considered to be acceptable.

- 7.5 The proposed extension to the north is modest in size and although it shall be up to the boundary it shall have a mono pitch roof and be set back from the front elevation of No 23 by approx 4.5m. This shall reduce the visual dominance of the development from Christopher Way and shall create a subservient appearance on No 23 which is considered to be acceptable.
- 7.6 The revised fenestration shall reduce the existing windows in size in the majority and are considered to appear proportionate within the elevations of No 23. The windows are considered to be of a design which are in keeping to the streetscene of Christopher Way and from being built in a grey UPVC are considered to not appear obtrusive nor significantly dominant . The development is considered to be acceptable.
- 7.7 A new dropped kerb and driveway is proposed to the front of No 23 which is considered to reflect typical layouts of parking provisions within Christopher Way whilst retaining an acceptable amenity space to the front which contributes to the visual amenity of the streetscene. The works are considered to be acceptable.
- 7.8 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

- 7.9 The works have the potential to impact No 21 and No 25 Christopher Way which are the adjacent neighbours.
- 7.10 The proposed extension to the north side of No 23 shall be set off the shared boundary with No 21 modestly and away from the neighbouring dwellinghouse by approximately 5m. This distance coupled with the height of the works are considered to have an acceptable visual impact from the neighbour and shall not appear significantly over-bearing. The proposed extension has no windows within the north side elevation with an existing window in the side elevation reduced in size which is considered to improve existing privacy levels between the neighbours and prevent over-looking. The impact caused as a result is considered to be acceptable.
- 7.11 The proposed extension to the south side at the shortest point shall be set away from the neighbouring dwelling to the south by approx 8.5m which complies with guidance stipulated in the Borough Design Guide regarding single storey extensions and acceptable neighbourly relationships . The works have been designed to be hipped away from this neighbour and combined with the works being to the north are considered to protect light levels reaching the neighbour and shall not create any shadowing as a result. The development is single storey with ground floor windows proposed which due to the screening between the neighbours shall ensure that no significant over-looking occurs as a result. The development is considered to be acceptable.
- 7.12 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) Parking

- 7.13 The dwellinghouse is not increasing the bedroom numbers so the existing parking provision is acceptable for the works proposed.
- 7.14 It is noted that the depth of the garage shall be reduced in size to 4.5m deep to accommodate an internal shower room. This shall remove the garage from being a suitable parking provision as the Boroughs Parking SPD stipulates that a garage depth must achieve 6m minimum. However, it is noted that No 23 does not have an existing garage depth of 6m and therefore with the retained space of 4.5m, the hard-surfacing to the front of the garage which can accommodate a car and the proposed new parking space to the front of the dwellinghouse the works are considered to maintain the existing provision of 2 parking spaces onsite. The development is therefore considered to be acceptable. It is noted that a parking compound to the south of the site shall provide an additional off site provision.

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/18/00839 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:

Proposed Floor Plan: Drawing No -03
Proposed Elevations Plan: Drawing No -04
Proposed Site and Location Plan: Drawing No -04

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.