

Recommendation: **GRANT PERMISSION**

None

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: 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 works proposed to No 25 are single storey in height and form a wrap around extension to the side and rear of the dwellinghouse. As a result, they are set a substantial distance away from the highway (approximately 25m) thereby reducing the visual dominance of the development. The works have been designed to appear sympathetic and subservient to No 25 with a hipped roof, reduced ridge height and set off from the west boundary by approximately 1m which is considered to accord with the Borough Design Guide and have an acceptable impact on the visual amenity of the area.

7.4 A cladding and render material is proposed, in part, for the extension and No 25 with the existing and proposed roof to be changed from a concrete tile to slate. Taking into account the mixed materials within the streetscene of Park Crescent and that the dwellinghouse is well screened from the highway and single storey in height the impact of using a render, cladding and slate material is considered to be modest and to not look out of place nor be harmful to the character from the area. However, to ensure that the finish and colour proposed is appropriate to No 25 and the locality a condition shall be included with the decision requesting samples to be submitted prior to development work commencing in order to ensure the proposed materials are in keeping.

7.5 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

- 7.6 The works have the potential to impact the adjacent neighbours No 23a to the west and No 27 to the east. It is noted that no objections have been made by these neighbours.
- 7.7 No 25 currently has an existing canopy/roof which extends from the west side elevation of No 25 up to the shared boundary with No 23a. There is also a detached store room/garage area which runs along the shared boundary with No 23a and therefore development already exists between the neighbours. The proposed development shall be set off the shared boundary in the majority by 1m which due to its single storey height and sufficient screening in place is considered to accord with guidance stipulated in the Borough Design Guide when it comes to acceptable distances of single storey development and good neighbour relationships. Although part of the works shall be retained up to the boundary this would be in the same position as the existing garage/store and is therefore considered to not create a significant additional impact as a result. No windows are proposed within the west side elevation with velux's proposed within the roof space which would be at high level thereby protecting amenity levels between the neighbours and preventing any over-looking as a result. Therefore, on balance, the impact caused is considered to be limited and acceptable.
- 7.8 The proposed rear extension shall be set off the boundary to the east by over 1m which coupled with the works being single storey in height and hipped away from No 27 is considered to accord with the Borough Design Guide and have an acceptable neighbour relationship with No 27. No 27 is a two storey detached dwellinghouse which is set off the shared boundary. Although No 25 propose a single storey extension to the rear which shall project modestly past the rear elevation of No 27 this is considered to be a modest projection which would not cause any significant impact to light levels reaching the rear elevation of the neighbouring dwellinghouse.
- 7.9 Windows are proposed to be altered and installed along the east side elevation of No 25 however these shall be at high level preventing a view from them and protecting privacy levels between the neighbours. It is noted that three windows exist already along the east side elevation of No 25 at normal height and therefore a degree of over-looking already occurs between the neighbours. Although additional windows are proposed to be installed within the side elevation they are considered to not significantly increase the impact already caused and would be at high level and smaller in size therefore not creating a substantial level of harm which would warrant including a condition with the decision. The development is therefore considered to be acceptable.
- 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).

(iv) Parking

- 7.11 The proposed development shall not increase the amount of bedrooms at No 25 and therefore the existing parking provision that can be accommodated on site accords with the Boroughs Parking SPD and is considered to be acceptable.

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/18/00618 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:
Design and Access Statement: Received 30.08.2018
Proposed Floor, Elevation and Block Plan: Drawing No 18039-02 Revision A
Section and Site Plan: Drawing No 18039-03 Revision A
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 of the materials to be used externally on the building and roof have 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.