

Recommendation: **GRANT PERMISSION**

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

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

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: 9

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 proposal would be visible from the public realm, although the development is set back a minimum of 7 metres from the highway. The front elements of the proposal are for a canopy and first floor front extension to one of the existing bedrooms and will extend approximately 1 metre beyond the front elevation of the property. The first floor side extension will replace the existing side dormer and will not extend beyond

the existing front and side (north) elevation of the property. The rear side element of the first floor extension will join the two storey rear addition which extends across the property with a depth of approximately 1 metre. The single storey rear extension has a depth of 2.6 metres and extends across the rear of the property. The proposal would result in a generous increase to the volume of the property and a reasonable increase to the footprint, however, it is considered the scheme can be comfortably accommodated within the extent of the site.

- 7.4 There will be no increase in the original ridge height, although the roof is to be extended and significantly redesigned, resulting in a pitched and hipped roof with a front gable projection. The facade of the property is to be rendered with brick quoins and a mock tudor finish to the first floor front gable. Whilst the development will extensively alter the appearance of the property, the dwellings in Clovelly Road are of mixed designs with contemporary architecture, integrated with more traditional designs and therefore it is not considered that the proposal would harm the character of the street scene in the wider context.
- 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 first floor side extension and the two storey and single storey rear extensions would not project beyond the existing northern side elevation of the property, subsequently retaining the 1.4 metre distance to the boundary with the southern elevation of the neighbouring property at 24 Clovelly Road a further 2.1 metres away at the front corner and 3.4 metres at the rear. There are two new windows in the first floor northern elevation of the extension serving a front bedroom and bathroom, two replacement windows at ground floor and no windows in the side elevation of the single storey rear extension. The new windows are of a modest size and there are no windows or rooflights in the southern elevation of the neighbouring property. It is therefore considered that the new windows would not result in any unacceptable harm or additional overlooking to the occupiers of this property.
- 7.7 The two storey and single storey extensions would not project beyond the existing southern side elevation of the property, retaining the distance to the boundary which is 4 metres, reducing to 2.6 metres with the northern elevation of the neighbouring property at 28A Clovelly Road a further 2.4 metres away. There are two new secondary bedroom windows in the first floor southern elevation of the extension which the plans indicate are to be obscure-glazed. Furthermore, there are no windows or rooflights in the first floor northern elevation of the neighbouring property and it is judged the new windows would not result in any unacceptable harm or additional overlooking to the occupiers of this property.
- 7.8 The rear addition has a combined depth of approximately 3.6 metres - 1 metre at two storey and 2.6 metres at single storey. It will increase the size of existing bedrooms and a bathroom and first floor and provide a larger reception room and kitchen at ground floor. It is considered the new windows in the rear extension would not result in any additional overlooking of the gardens of the neighbouring properties.
- 7.9 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed development falls

comfortably outside the overshadowing zone of ground and first floor windows at 24 and 28A Clovelly Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at these properties.

- 7.10 The front extensions are for a canopy and first floor extension on the southern part of the property creating a front gable projection to the western side. The front addition would not extend beyond either side elevation of the existing property and is approximately 1 metre in depth. It is considered any impact on the properties adjacent to the site would be negligible and the properties opposite the site are in excess of 25 metres away.
- 7.11 The side elevation and garden of the property to the west of the site in Kings Road is approximately 24 metres away and benefits from good screening. It is therefore deemed any effect of the development would be minimal.
- 7.12 Notwithstanding the size of the extension, 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.13 There is no increase in the number of bedrooms which is currently four, subsequently there will be no change in the requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this.

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/18/00955 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 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 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 policies CS11 and 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:

Drg no. 01	Location, parking and block plan
Drg no. 02 Rev A	Existing floor plans
Drg no. 03 Rev A	Existing elevation plans
Drg no. 04 Rev A	Proposed floor plans
Drg no. 05 Rev A	Proposed elevation plans

Reason: - To ensure provision of a satisfactory development.