

Recommendation: **GRANT PERMISSION**

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 two storey side extension has been designed with a 900mm set back from the front facade with a step down in ridge height. This would ensure that the extension would read as a subservient addition - in accordance with the adopted Borough Design Guide SPD, para 5.37. The proposed side extension would however reduce the first floor space between properties, and potentially lead to the "terracing effect". There are other examples of two storey side extensions within the Crescent but these follow a dismissed appeal at No 24 Ward Crescent (03/62195/001 refers) where a two storey side extension with only 0.25m set back was dismissed as unduly closing the space. A subsequent revised application at No 24 was permitted and has been constructed that had a greater set back of the first floor element and added a hipped roof to retain a sense of space (06/62195/002 refers). Also No 25 has a two storey side extension that is also only about half depth with a lower ridge line (02/67978/00 refers).

- 7.4 In light of the appeal and these two examples the current scheme has been amended with the addition of a hipped roof to try to retain a sense of space at the skyline. Together with the set back of 900mm the overall terracing effect would be minimised and is considered acceptable in street scene terms.

- 7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and street scene 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 Part of the proposal includes a 2.7m deep rear single storey addition on the western boundary shared with No 39. The outbuilding link to No 39 remains in its original form. The impact of a single storey addition would be minimal. There are no side windows proposed and any additional overbearing effect from the two storey side extension would also be minimal.
- 7.7 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). 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 street scene 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/18/00575 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:
Location and Site Plan Drawing No 16102 - 101 rev A
Proposal Plan Drawing No 18058 - 401 rev C
Proposal Elevations 18058 - 501 rev C
Reason: - To ensure provision of a satisfactory development.
- 3 The 3 frontage car parking spaces shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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.