

Recommendation: **GRANT PERMISSION**

5.1 No consultations were required for 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The north wall of the laundry looks very close to our boundary how can we be certain that the building of the footings will not affect our property and that our boundary is not encroached in any way whatsoever throughout the building of the north wall?	Any potential impact caused by the digging of footings is not a planning consideration. The plans submitted show the extensions will be sited within the curtilage of the application site.

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) Impact on 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 Due to the proposed location of the rear extension, it will not be readily visible from the public domain and therefore is not considered to impact the character of the area. Notwithstanding this, the extension is to be constructed using materials to match those used on the host dwelling. It is therefore considered this element of the proposal is appropriate in context with the existing property.

7.4 Currently double gates with an approximate height of 1.8m are sited on the northern elevation of the property. The proposed plans show these gates are to be removed and therefore the side extension element of the scheme will be visible from the public realm, however the front elevation of the side extension is to be set approximately

7.5m back from the principal elevation of the house, and 21m back from the front boundary. This extension is also to be constructed using materials to match the host dwelling and as such it is considered that its construction will not have a significant visual impact on the character of the area.

- 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 A separation gap of a minimum of 45m is to be retained between the proposals and the properties to the east and west and therefore it is not considered that the occupiers of these properties would be significantly impacted by the extensions.
- 7.7 A separation gap of approximately 10m will be retained between the side extension and the property to the south, and therefore will not be significantly impact by the
- 7.8 The proposed side extension is to extend from the northern elevation of the existing dwelling, to the northern boundary line, and approximately 4.7m west, to attach to the existing garage. Concerns have been raised that the extension may encroach onto the curtilage of the property to the north, however the plans show that the extension will be fully contained within the application site. The plans show no windows are to be inserted into the northern elevation, and therefore will not overlook the property to the north. The existing garage has an approximate height of 2.2 and the plans show the proposed side extension to have a maximum roof height of 2.8m. The boundary treatment between the property is 1.8m close board fencing. It is considered that any impact on the neighbours to the north in terms of overshadowing or overbearing would be minimal and therefore would not justify the refusal of this application. The proposed rear extension is to set a minimum of 7m from the property to the north and will not be readily visible due to the proposed siting of the side extension.
- 7.9 The proposed rear extension is to be located approximately 1m from the southern boundary, and 3m from the dwelling at No. 17 Leigh Road. The boundary treatment to this elevation is 2m high close board fencing. The proposed plans show the intention to insert a window into the southern elevation, looking towards the fencing and the flank wall of No. 17 and it is not considered this would cause over-looking or cause a loss of privacy to the neighbours. The extension is to have an approximate height of 2.2m, raising to 3.3 to the top pitch of the roof lantern. No. 17 has a conservatory to the rear of the property, however due to the proposed size, location and orientation of the conservatory, it is not considered that the extension would have a significant impact on the occupiers to this neighbouring property in terms of overshadowing or loss of light.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iii) Impact on parking

- 7.11 It is acknowledged that the proposed side extension will result in the existing garage to become unusable for the storage of cars, however the hardsurfaced area to the front of the dwelling can comfortably accommodate 3 vehicles and therefore the loss of one parking space is considered acceptable in this instance.

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/18/00862 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 plan - received 31.08.18
Proposed block plan - D8418_21/05 (rev P1)
Existing ground floor plan - D8418_21/10 (rev P1)
Existing elevations - D8418_21/20 (rev P1)
Proposed ground floor plan - D8418_21/15 (rev P2)
Proposed primary elevations - D8418_21/25 (rev P2)
Proposed secondary elevations - D8418_21/26 (rev P2)

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.

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.