

Recommendation: **GRANT PERMISSION**

, NFA,05/01/2017

3 Proposal

- 3.1 The application proposes the demolition of the existing detached garage and rear greenhouse projection and the erection of a two storey side extension to the east of the existing main house and single storey front extension. The roof of the existing front projection would be elevated from hip to gable and there would be some revision of the existing ground floor fenestration.
- 3.2 The two storey extension would extend beyond the front and rear elevations of the existing main house and would be constructed in a chalet style with habitable accommodation to be facilitated within the hipped roof space. The extension would include a first floor window to the front-facing gable end, a pitched roof dormer to the southern side of the rear portion of the extension, and two north-facing roof lights. At ground floor level the extension would include a front-facing window, two obscure glazed windows to the northern side elevation, and a south facing French door unit within the rear portion of the extension. The extension would achieve a maximum ridge height of 6.2m above ground level with an eaves height of 3.8m to the front and side and 2.5m to the rear.
- 3.3 The single storey projection to the front elevation would have a pitched roof with a slight overhang beyond the front elevation. The projection would facilitate a new ground floor lobby and WC and include the front entrance door at ground floor level with a high level porthole style window above to the upper gable.
- 3.4 The front elevation of the existing property and all elevations of the proposed two-storey extension would be clad with horizontal cedar cladding boards in a grey colour. Fenestration would be finished with powder coated grey coloured aluminium. The roof covering to the proposed extension would be concrete tiles to match those of the existing main house.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

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

Developer Services, Southern Water

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

Comment	Officer Comment

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 two storey extension would represent a substantial increase in scale, bulk and mass relative to the existing garage to be replaced as well as significantly increasing the scale and height of the property as a whole. The extension would also exceed in its eaves and ridge heights those of the existing main property. In this respect the extension would not appear subservient to the main property as is advised by the supplementary design guidance. However, the property, as extended with regard to both the single and two storey extensions, would not appear overlarge within the context of the application site and would not appear out-of-keeping in respect of its size and chalet-bungalow-style relative to the neighbouring properties to the north or west or within the context of the wider street scene, which is predominantly comprised of larger two-storey dwellings.

7.4 The proposed works would serve to fundamentally alter the appearance and character of the application property with regards to form, style, scale and materials. The result would not, however, appear incongruous within the context of the varied locality and would not represent a negative impact upon the visual amenity of the application site of the wider street scene. The proposed materials would be of a high quality and contemporary style; other such examples of cladding materials are evident within the wider locality.

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 application property, as extended, would maintain a high degree of spacing from the neighbouring properties to the north and south. The two roof lights to the northern pitch would be situated approximately 10m from the boundary of the neighbouring property to the north and would serve a stairwell as opposed to a habitable space. As such it is not considered that obscure glazing would be required in order for the windows to be considered acceptable in this position. A small pitched roof dormer to the southern pitch would contain a window serving a bedroom. The window would be situated approximately 35m from the closest facing elevation of the neighbouring houses to the south. As such it is not considered that obscure glazing would be required in order for this side window to be considered acceptable. The first floor window to the proposed front gable would be well separated from the properties to the north by the fronting road, external front amenity spaces and intervening boundary screening, including mature trees. As such the window would not be expected to result in any significant degree of overlooking.
- 7.7 The two storey extension would result in an increase in scale, bulk and mass in closer proximity to the neighbouring property to the rear of the application site, resulting in a separation distance of 7.5m. The proximity of the extension would be mitigated by its position and orientation relative to the neighbouring house and the roof form, which would slope away from the common boundary to achieve its maximum ridge height at a distance of 4.8m from the common boundary and 11.3m from the facing elevation of the neighbouring house. The extension would not contain any west-facing windows and would not protrude to within 45 degrees as measured from the closest rear window of the neighbouring bungalow. The presence of an existing intervening outbuilding within the curtilage of the neighbouring property would further mitigate the impact of the proposed extension upon the amenities of neighbouring occupants.
- 7.8 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 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/18/00127 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:
411 PL01 REV00
411 PL06 REV01
411 PL07 REV01
411 PL08 REV01
411 PL09 REV01

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 or shall be in strict accordance with those stated on the submitted application form and approved plans.

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.