

Recommendation: **GRANT PERMISSION**

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: 5

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

(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 property is situated on a generous plot set back approximately 12 metres from the front boundary, and consequently the proposed rear extension would not be visible from the public realm. The proposal is an amended design to the single storey rear extension element of a previous scheme granted under 06/58424/001, increasing the depth of the extension by approximately 0.9 metres and changing the roof. The roof of the extension will increase slightly in mass, although the maximum ridge height has been reduced to 3.95 metres and the revisions would result in a more cohesive design.

7.4 The application also includes minor changes to the fenestration of the existing rear addition with respect to the french doors in the rear elevation and three roof lights in the northern roof slope.

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 development is a continuation of the existing dwelling and is set in from the side elevations of the property. The extension is of a modest height and the roof pitches away from the property boundaries, and whilst there are high level roof lights in the east and west roof slope, there are no windows in the side elevations of the addition. The extension is 6.5 metres from the southern boundary and will be screened by the existing garage. It is 3.5 metres from the northern boundary of the site and projects 2.9 metres beyond the existing single storey addition. The properties to the rear are more than 25 metres away from the rear elevation of the proposal.
- 7.7 It is deemed the changes to the fenestration of the existing side addition would not have an adverse effect on the property to the north, or the properties to the rear.
- 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 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/17/01249 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 external materials used shall be as stated under Section 11 (Materials) of the application form.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. EX_01 Existing ground and first floor plans
Drg no. EX_02 Existing elevations plan
Drg no. P_01 Proposed ground and first floor plans
Drg no. P_02 Proposed elevations plan
Drg no. P_03 Location and block plan
Reason: - To ensure provision of a satisfactory development.

