

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**

Arboriculturalist

No Objection. No tree removal is required to facilitate the proposals. While there is a TPO'd Walnut tree located in the neighbouring front curtilage, this is considered to be far enough away from the development not to be considered a constraint. Therefore I have no objection to this scheme in arboricultural terms.

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: 1

Comment	Officer Comment
We have been advised by our neighbour that one upper bedroom window for the proposed application could be repositioned to a currently clear wall overlooking our property. We would object to any such change based on a complete invasion of privacy to ourselves. Any such window or opening on that wall would collectively look straight into our private living room, would look straight down on our patio with private seating and would completely overlook our total back garden offering absolutely no privacy. In the current proposal we have accepted that we will lose privacy in 50% of the rear garden but to lose the privacy of our indoor living area is totally unacceptable. (Photos sent separately).	Amended plans were received on 27 November and there is no window on the northern elevation of the proposed extension. See section 7.

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 property is situated on the corner of Fourth Avenue and Swallow Close and whilst the proposed development would be visible from the public realm, the property is situated in a varied streetscene and set back from the highway. The scheme is for a two storey and single storey front/side extension, new roof over single storey extension and existing porch, new first floor windows in the western elevation and a loft conversion with roof lights.

7.4 There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that two storey front extensions will only be acceptable where the building is set well back from the street. The two storey element does not extend beyond the line of the existing front porch or the western elevation of the property and is set back a minimum of 8 metres from the highway. It has a lower ridge height than the existing property and is subservient in width.

7.5 The single storey extension is to enlarge the existing kitchen and provide a new false mono-pitched and hipped roof over the resulting addition. The extension would result in a moderate increase in the overall volume of the property and it is judged the new additions would blend in well with the existing dwelling.

7.6 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

7.7 The proposed two storey extension is to the southern elevation of the property, situated approximately 8 metres from the property boundary at the front and 5 metres from the western boundary, with the single storey extension maintaining the existing 3 metre distance to this boundary. The roof of the two storey extension pitches away from this boundary, which would minimise any perception of the extension being overbearing to the property at number 2a Fourth Avenue.

7.8 The new roof over the single storey extension is of a modest height and the depth of the additional element is less than 2 metres. There is one new window in the front elevation of the single storey extension. It is therefore deemed any impact from this part of the scheme to the properties to the north or west would be nominal.

7.9 There are two new first floor windows in the existing western elevation of the property and the plans indicate they are to serve an en-suite (which would be obscured glazed) and a new bedroom. Officer and neighbour concerns were raised regarding the new

bedroom window with respect to overlooking and loss of privacy to the amenity areas of the neighbouring properties to the west and north. Amended plans were subsequently submitted with the lower half of the window to be fitted with obscure glazing. Whilst it is acknowledged there could be a degree of overlooking from the top half of this window, it is situated 6 metres from the western boundary and 2.5 metres from the northern boundary and the resulting degree of impact would not be so great as to constitute a defensible reason for refusal.

(iv) Parking

7.10 There is an increase in the number of bedrooms from three to four, subsequently there will be a 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 and it is therefore considered a condition is not necessary in this instance.

7.11 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/17/01019 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 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PL100.17 -01 Rev A	Location plan, block plan and existing floor plans
----------------------------	--

Drg no. PL100.17 -02	Existing elevations plan
----------------------	--------------------------

Drg no. PL100.17 -03	Proposed floor and roof plans
----------------------	-------------------------------

Drg no. PL100.17 -04 Rev B	Proposed elevations plan
----------------------------	--------------------------

Reason: - To ensure provision of a satisfactory development.

