

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

Environmental Health

I have perused the enclosed plans / documentation provided by the applicant. It would appear that the proposed new flue is to serve a wood / log burner installation, in the living room. Based on the current proposed positioning and height of the flue to above second floor roof height, the potential for smoke nuisance and recurrence of same, to neighbouring properties is lessened. However I would still ask for an informative in this regard.

If consent is to be granted on this application, I would ask that the following informatives be added to any positive Decision notice.

Informative regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public

Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.

Informative regarding wood burning or multi-fuel stoves / appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council. This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.

NB: Informatives recommended.

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: 2

Comment	Officer Comment
I own this property where my mother currently lives. The proposed extension is too large and will impose on our privacy and is likely to affect the resale in the future. The balcony will overlook our patio and is extremely close. I'm also concerned about the natural light being blocked.	See section 7.
I am objecting to the balcony on the proposed extension on the property of 10 Bracklesham Road. It will be too close to my property and affect my privacy.	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) Flood issues

(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 proposal is for the provision of a second floor rear extension with small inset balcony and an increase in the height of the roof by a maximum of 0.85 metres, single storey rear extension with balcony at first floor, (following the demolition of the existing conservatory), bi-fold doors to the rear first floor elevation, new render, fenestration alterations and the installation of a flue. Part of the proposal would be visible from the public realm, although there will be no significant increase in the footprint of the property and the scheme will upgrade and enhance the external appearance.

7.4 The scheme originally proposed the new balcony at first floor to extend to the eastern boundary of the site and the second floor extension to cover the existing width and depth of the first floor element of the property. Following officer concerns regarding the relationship with the main dwelling and the impact on the amenities of the neighbouring property at number 12 Bracklesham Road, amended plans were submitted reducing the width of the second floor extension to be in line with the existing addition and moving the balcony so it does not project beyond the existing first floor eastern elevation. The revisions were deemed to be acceptable, addressing the concerns raised.

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 proposed new extension would be visible from the neighbouring properties, however there is only a modest increase in the footprint of the property. The plans originally submitted included the new first floor balcony extending to the eastern boundary of the site and the second floor extension to span the existing width and depth of the first floor element of the property.

7.7 Concern was raised from the occupier and owner of the neighbouring property at number 12 Bracklesham Road regarding increased overlooking, loss of privacy and loss of light. Following discussion with the agent, amended plans were submitted on 13 August reducing the width of the second floor extension to be in line with the

existing addition and moving the balcony so it does not project beyond the existing first floor eastern elevation. Additional letters were sent to the neighbours and no further objections were received.

- 7.8 The single storey rear extension is to be built close to the eastern boundary, however there are no side windows and it is of a modest height. The side of the new first floor balcony is 2.4 metres from the eastern boundary and it is considered it would not result in any additional overlooking of the rear amenity area of number 12 Bracklesham Road. It is also noted an existing clear glazed first floor window on the eastern elevation which looks directly into one of the bedrooms at number 12 Bracklesham Road is to be removed.
- 7.9 The western elevation of the single storey rear extension does not project beyond the existing side elevation, maintaining the 4.5 metre distance to the eastern elevation of the property at number 8 Bracklesham Road. There is one small high level window in the western elevation of the extension and the new balcony extends to the western edge of the property.
- 7.10 Regarding the second floor extension, it would infill the existing area at second floor to be flush with the southern elevation of the property, although this would not project beyond the eastern elevation of the existing second floor addition and incorporates a maximum 0.85 metre incline in the height of the property towards the south. The eastern elevation of the extension would maintain the 7 metre distance to the western elevation of the property at number 12 Bracklesham Road and the 4.5 metre distance to the eastern elevation of the property at number 8 Bracklesham Road. Whilst the new second storey extension includes a small inset balcony, it is to replace an existing second floor terrace and consequently a degree of overlooking already exists. It is therefore considered the scheme would not result in an unacceptable degree of additional overlooking.
- 7.11 With respect to the new first floor balcony, there are balconies at first floor to both neighbouring properties with balustrading of a similar height. It is also noted there are no fixed privacy screens to the sides of these existing balconies which extend approximately to the edge of the properties. Consequently, given the situation of the proposed balcony which would maintain a distance of 2.1 metres to the western boundary and 2.2 metres to the eastern boundary, it would seem unreasonable to impose a condition for privacy screens to be fitted. There are existing significant views into the application site and neighbouring properties from the balconies of other properties. Reduced privacy is therefore an accepted characteristic of the area. There are no properties to the rear of the site or directly opposite.

(iv) Flood issues

- 7.12 The site is within Flood Zone 3, however the proposed development is for the provision of a ground floor and second floor extension, first floor balcony and upgrading the existing fenestration. Therefore it is considered the development would not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. A flood risk assessment has been submitted as part of the application.

- 7.13 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 following the submission of amended plans.

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/18/00617 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 indicated on the submitted forms and hereby approved plans, or 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. 18052-01 Location and block plan, existing floor and elevations plan
Drg no. 18052-02 Rev B Proposed floor and elevations plan; street scene
Design, access and flood risk statement

Reason: - To ensure provision of a satisfactory development.