

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection to the proposal. There are some small trees at the rear end of the garden but they will not be affected by the development.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

An informative has been attached to this decision in relation to surface water disposal

It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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: 2

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 proposed extension is to be sited at the rear of the property and therefore will not be readily visible from the public domain. Notwithstanding this, the proposed materials are considered to be appropriate in terms of blending with the host dwelling.
- 7.4 The proposal includes the removal of the existing boarding to the rear elevation, and replacement with hung tiles. Examples of tile hanging are evident on nearby properties and therefore this alteration will not cause harm to 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 Due to the siting of the proposal it is not considered that the extension would have an impact to the occupiers of the properties to the west (front) of the application site. To the east (rear) of the site is a wooded area.
- 7.7 The property to the north of the site (130 Greenfield Crescent) is a semi detached property which has a mono pitched single storey extension to the rear. Due to the proposed siting of the extension, a separation gap of approximately 6.6m will be retained. The proposed raised patio area is to be extended by approximately 4m towards the rear of the garden. The boundary treatment between the two properties is 2m high close board fencing. It is not considered that the extension of the patio would significantly increase the overlooking to this neighbouring property.
- 7.8 The property to the south of the site (126 Greenfield Crescent) is a detached dwelling of a similar design to the application site, which has a mono pitch extension to the rear. The proposed plans show that the extension is to be stepped back from the southern elevation resulting in a separation gap of approximately 1.85m between the proposal and the flank wall of the extension to No. 126. The proposed extended patio to the rear of the extension will lead from the extension and will project a further 3.6m to the east, with steps down to the lawn. This will also be 1.85m from the boundary line with No. 126, which is defined by mature natural screening. It is considered that there will be no significant overlooking or loss of privacy to this neighbouring property.
- 7.9 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.

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/18/00508 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 - P290/1

Site plan - P290/2

Existing floor plans - P290/3

Existing elevations - P290/4

Proposed floor plans - P290/5

Proposed elevations - P290/6

Sections A-A - P290/7

Reason: - To ensure provision of a satisfactory development.

- 3 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.