



Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturalist**

No objection. The proposed development is far enough away from the off site trees to the rear of the property and it will not affect them.

### **Highways Engineer, Development Engineer**

It is not clear how the existing two car parking spaces are accessed. However the Highway Authority have no adverse comment to this application but would point out that it should have been dealt with by the Planning Authority using standard Highway Guidance.

## **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
- (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 No 7 is positioned at the north end of a row of terraces and the extension is proposed to continue the development to the north side. The dwellinghouse has an existing extension at single storey which shall be demolished and replaced with a two storey extension which shall be set in from the front east elevation and shall be in line with the rear elevation and ridge height. Although not necessarily achieving a subservient appearance on 7 the mass and bulk of the proposed works is considered to be acceptable with a modest depth of approximately 2.6m. Due to this and its position being at the end of the terrace and substantially away from the streetscene the works are considered to not cause a significant adverse impact to the character of the area and locality. Materials are proposed to match that of the existing which shall be conditioned as part of the decision.

- 7.4 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

- 7.5 No 7 is positioned to the north of a row of terraces and as such has the potential to impact the neighbouring dwelling to the east No 9. Following a site visit it was established that a window is present along the west side elevation of No 9 at first floor level which serves a landing. The works shall be set off the dwellinghouse by approximately 4.5m which shall reduce the visual dominance of the development from No 9 and shall ensure that light levels reaching the dwellinghouse are not significantly impacted as a result. Two windows are proposed in the side elevation at first floor, these are set well off the property to the north and look down the side garden of No7 so would not unacceptably increase any overlooking to the rear of No.9. The development can be considered to be acceptable.
- 7.6 Due to the position of the works proposed to No 9 the dwellings to the south are considered to not be adversely affected by the proposed development. The dwellings to the north and west are sufficiently separated and screened from the development so as not to be significantly impacted as a result.
- 7.7 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.

(iv) Parking

- 7.8 The number of bedrooms at No 7 shall increase from two to three and in order for the works to comply with the Boroughs Parking SPD two parking spaces are necessary to be provided. The existing provision of two spaces at No 7 meets the requirements of the SPD and is therefore considered to be acceptable. These two spaces can be accommodated onsite to the rear of the dwellinghouse which is accessed via a private road.

## 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01209 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:  
Tree and Parking Statement: Received 15.11.2017  
Proposed Elevation Plan: Received 15.11.2017  
Existing and Proposed First Floor Plan: Received 13.11.2017  
Existing and Proposed Ground Floor Plan: Received 13.11.2017  
Location Plan: Plan Reference TQRQM17297195556243  
Block Plan: Unique Plan Reference 690b/202185/276654  
**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.  
**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.