

Recommendation: **GRANT PERMISSION**

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: 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 and veranda are to be located to the rear of the property and will not be visible from the public domain. As such the works will not have a significant impact on the character of the area.

7.4 The rear extension is to be an infill extension, constructed using bricks to match those used on the host dwelling.

7.5 The proposed veranda will extend 3m from the rear of the property with open elevations.

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 boundary treatments separating the application site from No 13 to the east, and No. 17 to the west, are close board fencing with the addition of natural screening. The rear of the veranda will be located approximately 24m from the southern boundary and therefore will not have a significant impact to the occupiers of the property to the rear.

7.8 The proposed veranda will have a maximum roof height of 2.8m, sloping down to 2.3m. The veranda is to be open sided and it is not considered that it would have an impact on the neighbouring properties in terms of overlooking or overshadowing.

- 7.9 The proposed rear extension is to infill an open area which currently benefits from a pitched roof canopy with pillars, which is to be removed subject to this application being approved. The rear wall of the extension will project no further than the south eastern rear wall of the existing dwelling and therefore will not be visible from the property to the east.
- 7.10 The rear wall of the proposed extension will project approximately 1.9m beyond the rear south western wall of the existing dwellinghouse. However this will be sited 4m from the property to the west, and no windows are to be inserted into the western elevation and therefore it is not considered that this would result in a significant impact on the light or privacy of the occupiers of this neighbouring property.
- 7.11 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/17/01290 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 / existing and proposed plans - 8602 01
Proposed elevations / perspectives - 8602 02

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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