

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 By virtue of the location of the proposed extension to the side (northern) elevation, the proposed extension would be partially visible from the public realm and streetscene of Esmond Close.

7.4 It is important to acknowledge that the application site currently benefits from a single storey side extension in the location of the proposed extension. The proposed extension subject of this application is seeking to retain the existing footprint albeit remove the existing extension and replace with a two storey addition which has been designed so that it is clearly subservient to the main dwellinghouse.

- 7.5 It is considered that the proposed size, scale and design of the extension is deemed to be appropriate in context with the main dwelling and respects the existing built form. Furthermore, the extension would be set back from the main highway by approximately 13 metres thus reducing its visual prominence within the existing streetscene.
- 7.6 The proposed extension is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would be unlikely to result in any significant adverse impact on the visual amenity of the locality.
- (iii) Effect on neighbouring properties
- 7.7 By virtue of the location of the proposed extension to the side (northern) elevation, the only neighbour likely to be affected by the development would be the adjacent neighbouring property to the north (No.10a Esmond Close).
- 7.8 The proposed extension would not extend beyond the rear wall of the main dwellinghouse and only approximately 0.5 of a metre beyond No.10a Esmond Close. As specified above, the application site does currently benefit from a single storey extension to the side and the proposed extension would follow the same footprint albeit also extending at first floor level. On this basis, it is not considered that the proposed extension would appear overbearing to this property.
- 7.9 10a Esmond Close does benefit from a long narrow window at first floor level within the side elevation of their property, however this is obscurely glazed. There are no windows proposed within the extension at first floor level and on this basis it is not considered that the development would result in any loss of privacy to this property.
- 7.10 A separation distance of approximately 2 metres would be retained between the side wall of the proposed extension and the side wall of No.10a and by virtue orientation of the proposed extension (facing north), it is not considered that the proposed extension would result in any unacceptable loss of light to this property.
- 7.11 Consequently, it is considered that the proposed development would have a limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.12 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would be unlikely to result in any significant adverse impact on the character and appearance of the area 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/17/01282 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:

Site location and block plan (Dwg No: 006)- received 30th November 2017

Existing ground and first floor plan (Dwg No: 001)- received 30th November 2017

Proposed ground and first floor plan (Dwg No: 002)- received 30th November 2017

Proposed partial ground and first floor plan (Dwg No: 003)- received 30th November 2017

Existing elevations (Dwg No: 004)- received 30th November 2017

Proposed elevations (Dwg No: 005)- received 30th November 2017

Reason: - To ensure provision of a satisfactory development.