

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

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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.

7.3 The application property has previously received a similar permission under reference APP/16/01116 for the demolition of the existing conservatory and its replacement with a single storey rear extension. As such, a general precedent for the development of this nature within the application site has been established.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposed extension would be situated to the rear of the application property where it would not be readily perceptible within the street scene. The extension would not, therefore, impact negatively upon the visual amenity or character of the locality as visible within the public realm.

7.5 The proposed extension would not appear out of keeping in respect of materials, scale, proportions, style or form relative to the existing main house or within the context of the

varied locality. The extension would not impact negatively upon the visual amenity or character of the application property nor its curtilage.

- 7.6 The design and appearance of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.7 The proposed extension would represent a significant increase in scale, mass and bulk relative to the existing conservatory to be replaced. Relative to the previous permitted scheme (APP/16/01116), which has not yet been implemented, the current proposal would represent project an additional 1.8m from the rear elevation of the main house.
- 7.8 The proposed extension would not have a significant negative impact upon properties to the front, rear or eastern side of the application site owing to its scale and siting. The extension would, however, protrude beyond the recommended 45 degree angle as measured from the centre of the closest rear facing window of the neighbouring property to the west. The following mitigating factors have been considered: no objection has been received from the occupant of the neighbouring property to the west; the extension would be stepped in from the common boundary by 0.75; the closest rear window to the neighbouring property serves a room which did not appear, during a site visit by an Officer of the Council on Wednesday 7th March, to serve primary living accommodation; a mature evergreen hedge of 2.5m in height, which is believed to be under the ownership of the neighbouring property, borders the western boundary; the garden of the neighbouring property to the west is south facing so would retain access to direct natural light for much of the day despite the additional mass and bulk of the proposed extension. As such, on balance, it is considered that the proposed extension, which would represent an increase in depth of 1.9m relative to the previous approved scheme, would not be expected to result in a significant negative impact upon the amenities of the neighbouring property to the west.
- 7.9 In sum, 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.

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/18/00100 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:

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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.