

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

I would confirm that a 2 cub m soakaway at the front and rear of the property should be sufficient to deal with the rain water from existing house and extension roof areas.

This is based on 20sq meters of roof being dealt with by a 1 cub meter soakaway installed in a good draining soil

The final design for the soakaway will be based on findings on site regarding soil type by the inspecting Building Control Body

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

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
- (iv) Parking
- (v) Drainage

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

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

- 7.3 This application has been submitted in order to address condition 4 of the planning permission granted earlier this year (APP/17/00349) which relates to the capacity of the proposed surface water drainage.
- 7.4 The proposed size, scale and design of the proposal remains as it was when planning permission was granted and as such the planning considerations remain the same.
- 7.5 The streetscene of Burnside typically contains semi-detached and detached, two storey dwellings which are positioned in plots which provide a generous proportion of space to the side of the main dwelling. As such, many properties within the streetscene have sought and subsequently been granted planning permission for development of a two storey nature to the side and therefore a precedent has been set for this type of development. The proposed two storey extension is not considered to be out of keeping with the surrounding area and would respect the character and appearance of the streetscene.
- 7.6 Whilst it is acknowledged that the works proposed to No.17 are relatively large in terms of their size and scale, it is noted that No.17 is set back from the highway by approximately 5 metres which therefore reduces the visual impact of the development significantly on the streetscene. Furthermore, the design of the two storey extension to the side is considered to be sensitive to the existing built form of the main dwelling through the provision of a hipped roof and reflects the character of other two storey developments of this nature within the immediate vicinity. It is therefore considered that the proposed development would not result in a crowded or cramped appearance in the streetscene.
- 7.7 The proposed single storey extension to the rear would not be readily visible within the streetscene due to its position to the rear of the property. On this basis, it is not considered that this aspect of the proposal would result in any impact which would be harmful to the character and appearance of the area.
- 7.8 Overall, it is considered that the design and appearance of the proposal is deemed to be appropriate in context with the main dwelling and 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 adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 As specified above, the impact of the proposed development has already been assessed as part of the previous application whereby concerns were raised by residents which were addressed through amendments to the original plans.
- 7.10 It is important to acknowledge that the plans have not altered since these considerations were made and furthermore no representations have been received in relation to this application.
- 7.11 Taking into account that the proposed works to No.17 would be set away from the side wall of the adjacent neighbouring property (No.15 Burnside) by approximately 5 metres and would be separated by the garage associated with this property which is currently positioned in between the two properties, it is not considered, given the separation distances, that the development would result in any detrimental impact on the visual outlook of No.15 Burnside. No new windows are proposed at first floor level within the western elevation and as such it is considered that levels of privacy would be maintained.
- 7.12 An additional window is proposed within the rear elevation at first floor level which would

serve an en-suite. This would face north down the rear garden towards the woodland and would not result in any significant or additional overlooking.

- 7.13 The single storey extension to the rear would project 4 metres from the rear wall of the original dwellinghouse, it is important to acknowledge that the applicant could extend to a depth of 3 metres utilising their permitted development rights and without the need for planning permission. On this basis, it is not considered that the additional metre proposed would result in an impact which could be considered detrimental to neighbour amenity to such an extent which would warrant a refusal of planning permission. Furthermore, the extension to the rear would be single storey and partially screened from the adjacent neighbouring properties by a staggered timber boundary fence which is approximately 1.8 metres in height.
- 7.14 Consequently, it is considered that the proposal would not appear overbearing or lead to significant overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.15 The works proposed to No.17 would increase the bedroom numbers within the main dwellinghouse to four and on this basis three parking spaces are required onsite in order to comply with the Parking Standards SPD. These spaces have been indicated on the Site Layout Plan submitted. It is recommended that parking is conditioned as part of the decision to ensure that the three parking spaces are implemented and retained thereafter so that the development accords with the SPD and Policy DM13 of the HBLP (Core Strategy).

(v) Drainage

This application has been submitted in order to address condition 4 of the previous planning permission granted which relates to the capacity of the proposed surface water drainage. The plans submitted as part of this application show the provision of two additional soakaways in order to facilitate the development. Having consulted the Councils Building Control section, they have advised that a 2 cubic metre soakaway to the front and rear of the property should be sufficient to deal with the rain water from the existing house and extension roof areas. This will be controlled going forward by the inspecting Building Control Body.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00819 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 car parking, servicing and other vehicular access arrangements shown on the approved Site Layout Plan Drawing No 4700/500- Rev A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended Site Layout Plan (4700/500-Rev A)- received 14th August 2017

Existing Ground Floor Plan (4700/1- Rev A)- received 3rd August 2017

Existing First Floor Plan (4700/2)- received 3rd August 2017

Existing Elevations (4700/3)- received 3rd August 2017

Proposed First Floor Plan (4700/5- Rev A)- received 3rd August 2017

Cross Section (4700/7)- received 3rd August 2017

Amended Proposed Ground Floor Plan (4700/4- Rev D)- received 14th August 2017

Amended Proposed Elevations (4700/3- Rev B)- received 14th August 2017

Reason: - To ensure provision of a satisfactory development.