

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Arboriculturalist

No objection.

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: 9

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 situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

- 7.3 The single storey rear extension will extend across both properties and is to replace the existing small conservatories with a more substantial structure, extending 4.95 metres in depth on the eastern side and 5.255 metres on the western side, with a total height of 3.5 metres, incorporating four rooflights (two to each property). The extension at number 15 would project 1.125 metres beyond the western edge of the property and would be partially visible from the public realm, although the properties are set back approximately 16 metres from the highway
- 7.4 The proposal, would result in a reasonable increase to the footprint of the properties, although the rear gardens have a depth in excess of 20 metres. Consequently, it is considered the extensions can be comfortably accommodated within the extent of the site and there would be sufficient remaining amenity space to the rear.
- 7.5 The additional external alterations are to the side elevations of the properties at ground floor: the replacement of a door with a window to number 17 and a new small obscurely glazed window to number 15, which in isolation would not require the benefit of planning permission.
- 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 There are no windows in the side elevations of the extension and the eastern elevation serving number 17 would be 2.8 metres from the boundary, and partially screened by the existing covered verandah. The rear garden of a property in Albretia Avenue is immediately beyond this boundary, with the rear elevation of the house 9 metres away. It is therefore considered any impact on the occupiers of this property would be negligible.
- 7.8 The western elevation of the extension serving number 15 would be 1.3 metres from the boundary with the eastern elevation of number 13 a further 2.5 metres away. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at 13 Oaklands Grove. Furthermore, the garage at this property abuts the shared boundary and would screen part of the extension.
- 7.9 No properties are situated to the rear of the application site. 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, 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/18/00412 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:

Drg no. 1 Existing ground floor and elevations plan
Drg no. 2 Existing first floor and roof plan
Drg no. 3 Proposed floor, elevations and section plan
Drg no. 4 Location and block plan
Design and access statement dated 13/04/2018

Reason: - To ensure provision of a satisfactory development.