

Recommendation: **GRANT PERMISSION**

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

None.

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: 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 front extension would be visible from the public realm, although it will be a minimum of 7 metres from the highway and the property is situated in a varied street scene. The extension is a continuation of the existing property with a depth of 3.2 metres providing additional and extended accommodation, but with no increase in the number of bedrooms at the property.

7.4 The extension would result in a moderate increase in the overall volume of the property and it is judged the new addition would blend in well with the existing dwelling. The proposed cladding would upgrade the external appearance of the property.

7.5 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

- 7.6 The proposed two storey extension is a continuation of the existing property and would not project beyond the side elevations of the house, maintaining the existing distance of 2.4 metres to the eastern boundary and 0.9 metres to the western boundary. The front elevation of the extension will sit forward of both front elevations of the neighbouring properties. However, following a 45 degree test, it was ascertained that the proposed addition would fall outside the shadowing zone of both these properties. Additionally, the eaves height is modest and the roof pitches away from the boundaries which would minimise any perception of the extension being overbearing.
- 7.7 There are two new roof lights in both the eastern and western roof slopes - one in each existing roof slope and one each in the proposed extension. Whilst the new windows could be perceived to result in overlooking to the neighbouring properties, they are of a modest size and the lower edge of the windows are 1.6 metres above floor level. Furthermore, the plans indicate the roof lights in the existing roof are to serve an en-suite and landing and would be situated opposite the roof and blank gable wall of the neighbouring properties. Any resulting overlooking from the roof lights in the extension (serving a bedroom) would be to the front areas of the neighbouring properties and therefore it is considered there would be no loss of privacy to these properties. It is judged the properties opposite are a sufficient distance away for any impact to be negligible.
- 7.8 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 or 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/18/00047 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 be as stated under Section 9/11 (Materials) of the application form, together with storm grey coloured fortex cladding. **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 and location plan
Existing ground floor plan
Existing first floor plan
Existing elevations plan
Proposed elevations plan
Proposed ground floor plan
Proposed first floor plan
Section plan

Reason: - To ensure provision of a satisfactory development.