

Recommendation: **GRANT PERMISSION**

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objections in regards to this proposal

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: 3

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 61 North Shore Road is situated within a streetscene that contains a variety of dwellinghouses that differ in size, style and position. There is no uniform pattern of housing and with North Shore Road containing multiple examples of similar development to that proposed at No 61 it is considered that the development would not look significantly out of place nor disrupt the character of the area.

7.4 Materials are proposed in the form of white cladding and white render which although different to the original dwellinghouse, are not considered to look out of place within the streetscene. Multiple dwellings within North Shore Road have cladding and render as materials due to their position along the water and therefore the proposed colours for No 61 are considered to suit the palette of the area and not look out of place. However, a condition shall be included with the development requesting samples of the proposed materials to be submitted to the LPA for approval prior to development

work commencing.

- 7.5 It is acknowledged that the works proposed to No 61 are large in size and shall increase the depth of the dwellinghouse at first floor level to the side and front. However, the overall development reduces the existing ridge height marginally and alters the roof slopes from being gable to hipped. Therefore although the works are not necessarily subservient, they reduce the visual impact of the development sufficiently enough for the works to not warrant a refusal of planning permission in this regard.
- 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 No 61 is positioned within a curtilage boundary that is generous in size and can accommodate the proposed development whilst leaving an acceptable amount of amenity space to the current and future occupiers of the dwellinghouse.
- 7.8 Although the development shall project forward of the existing dwellinghouse, No 61 shall be set off the highway by over 10m leaving a total gap of approximately 35m between itself and the dwellinghouse opposite which would ensure the works would not lead to over-looking nor a loss of privacy.
- 7.9 The proposed development shall be separated from the neighbouring dwelling to the south west by approximately 5m and a gap shall be created by the two double garages in place at No 61 and No 59. A first floor window is proposed in the new side extension development which is for a bathroom and as such shall be conditioned to be fitted with obscure glass and non opening unless higher than 1.7m to maintain privacy levels. The windows proposed along the single storey side extension for the garage are proposed to be at high level and above 1.7m and due to the use of the garage are considered to not lead to over-looking nor a loss of privacy. The development is to the north east of the site and the additional mass and bulk has the potential to cause an impact to light levels at No 59 however, due to the distance that the development is set away and that No 59 is already set further back in its position to No 61 it is considered this increase would not lead to a significant additional impact and therefore on balance is considered to be acceptable.
- 7.10 The works proposed to No 61 are in a closer proximity to No 63 North Shore Road which shall not have a significant gap between them. However, the side elevation of No 63 which shall look onto No 61 does not contain any windows or doors and therefore the proposed development is considered to not lead to any over-looking nor a loss of privacy. The works should also not impact any outlook to No 61 and due to the roof being hipped away it should reduce the visual dominance of the development. Although the works to No 61 would project forward of No 63 the light levels reaching No 63 are considered to not be significantly impacted due to the 2m gap maintained between the developments and that the development does not cross the 45 degree angle when applied to determine if light levels would be impacted. Therefore on balance the development would not warrant a refusal on these grounds.
- 7.11 The single storey extension to the rear of No 61 is proposed to be set off both shared boundaries and with a hipped roof and adequate screening between the

dwellinghouses should result in a limited and acceptable impact only to the neighbouring dwelling.

- 7.12 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 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/17/00653 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the south west side elevation facing No 59 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 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:

Design and Access Statement: Received 16.06.2017

Proposed Elevations, Floor Plan, Site and Location Plan: Drawing No

16138-02

3d Visualisations and Section Plan: Drawing No 16138-03

Reason: - To ensure provision of a satisfactory development.