



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: 10

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 application is to extend the roof, resulting in a hipped and pitched roof over the property continuing the existing highest part of the current roof, together with the introduction of roof lights to the east and west elevations. Although the scheme would increase the mass of the roof, it is deemed the proposal would regularise the roof of the property.

7.4 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

7.5 There is a new roof light on the eastern elevation of the roof slope, located towards the northern end of the roof. However, it is of a modest size and as such will not create unacceptable levels of overlooking to any of the ground floor windows within the adjacent property.

7.6 The two new roof lights on the western roof slope are deemed to be a sufficient distance away from the property to the west for any impact to be negligible. The roof pitches

away from the property boundaries and it is noted number 35 has a roof of a similar design.

- 7.7 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 for application APP/18/00092 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:  
Location plan  
Site layout plan  
Drg no. 3921/1 Existing ground floor plan  
Drg no. 3921/2 Existing elevations and roof plan  
Drg no. 3921/3 Rev A Proposed elevations and roof plan  
**Reason:** - To ensure provision of a satisfactory development.