

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

No adverse comment.

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

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 majority of the works proposed to No 20 shall be positioned to the rear of the dwellinghouse and hidden from the streetscene and public realm. The garage however is proposed to be extended to the front and this shall be viewable from The Dale. The visual impact caused by the extension of the garage is considered to be acceptable. The forward extension is modest in size and shall not extend past the existing rear elevation of No 20. The works shall also be set adequately away from the streetscene by approximately 19.5m in order to ensure the visual impact is reduced sufficiently enough for the development to be considered acceptable.

7.4 The works are proposed to be finished using the same materials as the existing dwellinghouse which should ensure the works look in keeping to No 20 and not out of place.

7.5 Following a site visit it was noted that many dwellings along The Dale have extended to the rear. No 22 which is the neighbouring dwelling to the east has recently carried out works to the rear that No 20 wish to replicate therefore the works to No 20 would not be setting a precedent and are considered to be acceptable in terms of design, mass and bulk.

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 Concern was raised regarding whether the development and demolition of the existing garage would impact the neighbouring garage to the west No 18. The garages share a party wall and as such certificate B was completed and notice served on No 18. Written confirmation was also received confirming that the party wall shall remain intact as a result of the development and that the garage in place at No 18 would not be impacted as a result of the development.
- 7.8 The works proposed to the rear of No 20 are set off the shared boundary with No 18 by the proposed garage which is considered to create an acceptable distance between the dwellings to ensure no significant impact is caused to the outlook of No 20. Both dwellings are separated by the garages in place which do not extend past the existing rear elevations and with no new windows or doors proposed within the west elevation of the rear extension and garage no over-looking would be caused nor privacy levels impacted. The development can therefore be considered acceptable.
- 7.9 The development proposed to No 20 replicates a similar development at No 22 and as such the works do not extend past the rear elevation of No 22 and are similar in terms of height and design. No windows are within the west elevation of No 22 at ground floor level that have the potential to be impacted and therefore the outlook of No 22 is considered to be protected. The works are set off the shared boundary to the east and with only rooflights proposed within the angled/hipped roof slope away from No 22 the development is considered to not lead to any over-looking nor loss of privacy and can therefore be considered acceptable.
- 7.10 The works are considered to be set sufficiently off the boundary to the rear and due to the incline in the land it should ensure the impact to the neighbouring dwellinghouse to the rear is negligible.
- 7.11 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 the visual amenities of the locality 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/17/00385 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:

Proposed Location and Block Plan: Drawing No P001

Proposed Elevations Plan: Drawing No P002

Proposed North Elevation Plan: Drawing No P003

Proposed West Elevation Plan: Drawing No P004

Proposed South Elevation Plan: Drawing No P005

Proposed East Elevation Plan: Drawing No P006

Proposed CGI Perspectives: Drawing No P007

Proposed Floor Plan: Drawing No P008

Proposed Internal Ground Floor Plan: Drawing No P009

Proposed Cross Section Plan: Drawing No P010

Reason: - To ensure provision of a satisfactory development.