

Recommendation: **GRANT PERMISSION**

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection on arboricultural grounds to this application

Countryside Access Team

No 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: 12

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 works proposed to No 4 shall alter the external appearance of the dwellinghouse which include alterations to the doors and fenestration in terms of design and size as well as single storey extensions to the front and rear of the dwellinghouse with a new wall and roof proposed for the garage and front entrance of No 4. Although the works shall alter the existing appearance of No 4 this is considered to be to a modest scale

and the majority of the existing dwellinghouse shall be retained. The proposed works are also considered to be of a good design that shall create an attractive frontage to No 4 whilst not being visually over-bearing due to the plot size available to the dwellinghouse and that the development shall be set back from the highway and off from the shared boundary to the east.

- 7.4 Following a site visit to Wensley Gardens the dwellings in the streetscene vary in terms of their design, size and position and therefore although the works shall alter the visual appearance of No 4 the development is considered to not look out of place in the varied streetscene. Development is also present to the front, rear and sides of the dwellings which would help ensure that the works proposed to No 4 would not detract character from the area nor the dwellinghouse. The proposed development to the front of No 4 shall bring works in closer proximity to the highway and shall alter the building line but this is considered to be by a modest amount of approximately 2.5m, retaining a gap between the dwellinghouse and highway of approximately 8.8m and the works shall not project further than the front building lines of other dwellings along the south side of Wensley Gardens.
- 7.5 A timber effect UPVC is proposed for the windows with a mixture of concrete tiles, tile hanging and facing brickwork proposed for the rest of the dwellinghouse. Although this shall differ from some of the existing materials on No 4 following a site visit it was noted that brown UPVC is present in the neighbouring dwellings which would ensure that the proposed window materials do not significantly look out of keeping with the locality of the area and colour palette present in the streetscene.
- 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 The dwellings that have the potential to be impacted as a result are the adjacent neighbouring dwellings No 5 and No 3 Wensley Gardens. Although alterations are proposed to the front of No 4 the development is considered to be set sufficiently away from the neighbouring dwellings opposite and are separated further by the highway between them. No first floor alterations are proposed to the rear elevation of No 4 therefore protecting the existing amenity levels of the neighbouring dwellings behind. Although ground floor works are proposed the development shall be set away from the shared boundary by approximately 36m and coupled with the screening in place the impact caused is considered to be limited and acceptable.
- 7.8 The dwellinghouse to the west No 5 has the potential to be impacted as a result. The window alterations on the side elevation at ground and first floor shall serve the same rooms as existing and shall only be modestly altered in terms of their design and size. It is therefore considered that the additional impact caused as a result of the proposed fenestration alterations would be modest and acceptable. The depth of the garage shall be extended to the front replacing the car port currently projecting from the existing brick side elevation. Although this shall increase the length of the solid brick wall from the garage by approximately 1.5m the existing car port has a double square screen block wall along the side elevation which projects to a greater distance and therefore although the works shall be replaced with a solid wall, a reduction in the double square screen block wall shall be reduced overall which is considered to offer an improvement to the current visual impact of the carport from No 5. As the

neighbouring dwellinghouse is also set off the shared boundary with No 4 and the height of the garage is retained as is existing the increase of the projection is considered, on balance, to not appear significantly obtrusive to the outlook of No 5 and as such is considered to be acceptable. A new hipped roof to the north and west is proposed to the front and side of No 4 but shall be set away from No 5 by approximately 3m which would ensure that light levels reaching No 5 would not be significantly impacted as a result. The extension to the rear is set adequately away from No 5 and although doors are proposed in the west facing side elevation this is considered to not cause significant over-looking due to their position on the proposed extension, that the extension shall be set approximately 10m away from the shared boundary and that the screening in place is considered to be sufficient to reduce the impact caused to an acceptable level.

- 7.9 The neighbouring dwelling to the east No 3 Wensley Gardens is set away from No 4 by approximately 1.5m. No new windows are proposed at first floor along the side elevation of No 4 with one new window serving the kitchen proposed at ground floor level. As this is considered to meet with permitted development rights and would therefore not require planning permission in its own right the development of this window is considered to be acceptable. The extension proposed has the potential to impact No 3 however, the works shall be set away from the neighbouring dwelling by approximately 3.5m and from being single storey and having a roof hipped away from No 3 the outlook of the dwellinghouse and light levels reaching it are considered to not be significantly impacted as a result. The works proposed to the front of No 4 shall be set off the shared boundary by approximately 1.5m which coupled with the modest height of the proposed development and that it shall be hipped away from No 3 is considered to not cause a significant enough impact that would warrant a refusal of the planning permission. It is noted that the proposed front extension would have a minor forward projection only to the neighbouring dwellings front building line and is therefore considered to not cause significant impacts to light levels reaching the front of the neighbouring dwellinghouse.
- 7.10 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/18/00275 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Location and Block Plans: Drawing No P001
Site Location and Existing Block Plan: Drawing No E001
Proposed Elevation Plan: Drawing No 1300/P/04
Proposed Roof Plan: Drawing No 1300/P/05
Proposed Ground Floor Plan: Drawing No 1300/P/03
Email to confirm materials: Received 01.05.2018

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be carried out as outlined in the approved documents and/or 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.