

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Hampshire Biodiversity Information Centre: Within 50m protected or notable species Bat roost, Common Frog - **Officer comment** - It is not anticipated that the proposed development would impact these species adversely.

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 The proposal to replace the existing conservatory with a single storey rear extension would not be visible from the public realm. There would be an increase in the width of the existing footprint of approximately 2.4 metres, although the extension would not exceed the current 3.1 metre depth of the conservatory. The pitched and hipped roof would relate well to the existing property resulting in a cohesive form of development. Although the original siting of the property limits the depth of the rear garden, the 13 metre width is deemed to be sufficient in this instance and in addition, it is noted the primary amenity area is to the front 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 are no windows in the northern elevation of the rear extension which does not extend beyond the existing side elevation of the property, maintaining the 1.4 metre distance to the boundary. There is a roof light and modest window in the rear elevation of the extension which is situated 1.6 metres from the rear boundary and it is considered this would have negligible impact on the property to the west. Although

there are bi-fold doors in the southern elevation of the extension, this does not extend further than the side of the existing conservatory which is predominantly glazed. Consequently there is no change to the 6 metre distance to the southern boundary and it is therefore considered there would be no detrimental impact on the property to the south.

- 7.6 Whilst the roof mass and height of the extension is greater than the existing conservatory, it is of a pitched and hipped design which would lessen any perception of the extension being overbearing.
- 7.7 It is therefore 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 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/17/01099 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 11 (Materials) of the application form.
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:
Drg no. 21701/101 Location plan and proposed block plan
Drg no. 21701/102 Existing floor and elevations plan
Drg no. 21701/103 Proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.