

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

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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
- (iv) Parking
- (v) Source Protection Zone
- (vi) Other matters

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 By virtue of its position to the side (north) elevation of the main dwellinghouse, the proposed two storey extension would be readily visible from the public realm and streetscene of Crookhorn Lane. For extensions such as this, Havant Borough Councils Design Guidance advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends that two storey extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 Whilst it is acknowledged that the proposed extension has been designed so that it extends immediately adjacent to the shared boundary with the adjacent neighbour and therefore at odds with the Design Guidance specified above, it must be noted that the adjacent neighbour is The Centurion Public House. The Centurion Public House

benefits from a relatively large car park which surrounds the main building and on this basis, the proposed extension would be sited approximately 8 metres away from the adjacent neighbour. It is therefore judged that the extension would not appear cramped in relation to the neighbouring property to the north. As specified above, the majority of properties on the western side of Crookhorn Lane are relatively varied in terms of their size, scale and design and whilst it is acknowledged that the proposed extension to the side would result in a considerable addition of volume to the main dwellinghouse, given its siting and position and set back from the main highway (approximately 12 metres), it is not considered that the extension would be out of character or visually prominent in context with the existing streetscene.

- 7.5 In this particular case, it is considered that there would be no merit in reducing the height of the ridge as this is likely to unbalance the property resulting in an adverse impact on the visual amenity of the locality.
- 7.6 The proposed alteration of the roof to the single storey extension to the rear would not be visible from the public realm or streetscene of Crookhorn Lane and as such would not result in any detrimental impact on the character and appearance of the area. However, it is considered that the alteration of the existing roof from a flat to a pitched roof would result in a positive improvement to the single storey rear addition and is therefore deemed to be appropriate in context with the main dwelling and respects the existing built form.
- 7.7 The design and appearance of the proposal as a whole is therefore deemed to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 By virtue of the position of the proposed two storey extension to the side (north) elevation, the only neighbour likely to be affected by the proposed development would be the Centurion Public House which is immediately north of the application site. The main building itself is sited relatively centrally within the plot in which it sits with a car park surrounding the main building. This would result in a separation distance between the proposed two storey extension to the side and the Centurion Public House of approximately 8 metres. On this basis and whilst it is acknowledged that the proposed development would result in a significant addition of volume to the side of the main dwelling, given the separation distance between the proposed development and the adjacent neighbouring property, it is not considered that the development would result in any loss of light, outlook or appear overbearing to the Centurion Public House.
- 7.9 There are no windows proposed at first floor level within the north elevation of the proposed two storey extension and on this basis, it is not considered that the proposed development would result in any loss of light to this neighbour.
- 7.10 In terms of the proposed alteration to the roof of the existing single storey rear extension, whilst it is acknowledged that the proposed development would result in a minor increase in the overall height by virtue of the addition of a pitched roof, it is important to acknowledge that the overall size and scale of the extension will remain as it is existing. On this basis, it is not considered that the alteration from a flat roof to a pitched roof would result in any additional loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property to the south (62 Crookhorn Lane).
- 7.11 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core

Strategy).

7.12 It is noted that no letters of objection were received in relation to this application.

(iv) Parking

7.13 The proposed two storey extension to the side (north) of the main dwelling would result in an additional bedroom. This would result in an increase from 4 bedrooms to 5 bedrooms. In accordance with Havant Borough Councils Adopted Parking Standards, as the proposed development would result in an additional bedroom, 3 off-road parking spaces would be required to serve the main dwelling. It was evident at the time of the officer site visit that this can comfortably be accommodated and as such the proposed development would comply with the requirements of the adopted parking standards.

(v) Source Protection Zone

7.14 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

(vi) Other Matters

7.15 The proposed two storey extension at first floor level would extend over albeit not beyond the side (northern) boundary wall which currently separates the application site and The Centurion Public House. Having raised this matter with the agent in terms of the requirements for Certificate B, the agent has confirmed that the boundary wall is entirely within the applicants ownership and on this basis the proposed development would be wholly within the curtilage of the application site. Certificate A was therefore proceeded with as part of this application.

8 Conclusion

8.1 The scale, siting and design of the proposal would have a 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/17/01061 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:
Site location and block plan (Drawing No: 01)- received 3rd October 2017
Existing ground floor plan (Drawing No: 01)- received 3rd October 2017
Existing first floor plan (Drawing No: 02)- received 3rd October 2017
Proposed ground floor plan (Drawing No: 03)- received 3rd October 2017
Amended proposed first floor plan (Drawing No: 04.A)- received 20th November 2017
Amended existing and proposed front and side elevations (Drawing No: 05.A)- received 20th November 2017
Amended existing and proposed rear and side elevations (Drawing No: 06.A)- received 20th November 2017
Reason: - To ensure provision of a satisfactory development.