

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager

Informatives requested to be included with the decision in regards to working hours, dust control, bonfires and requesting the applicant to check with Environmental Health as to whether the flue complies with current legislation.

Planning Officer Comment: These shall be included as part of the decision.

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

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) Flue

(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 No 42 has an existing conservatory to the east side which is proposed to be demolished as part of the application and rebuilt as a solid extension to accommodate a larger living space. It is acknowledged that the works do not appear obviously subservient to No 42 however the works are single storey and from being in line with the existing front and rear elevations and continuing the roof line it is considered that the development results in having an acceptable mass and bulk.

7.4 Due to the position of the development on No 42 the works would be hidden from the public realm therefore protecting the existing appearance of Sutton Road and the dwellinghouse itself. Revised fenestration is proposed to the north front and west side

elevation however the sizes of the windows appear in proportion to No 42 and are considered to not look significantly out of place in the greater streetscene. A brown UPVC is proposed for the existing and new fenestration however due to the works being positioned in a varied streetscene and not in a restricted area the proposed materials are considered to look in keeping to the palette of the locality.

- 7.5 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

- 7.6 The works are considered to have the potential to impact the adjacent neighbour No 40. The development shall be to the north of No 40 therefore maintaining light levels between neighbours and shall be set off the shared boundary by approximately 2.5m which meets with guidance stipulated in the Borough's Design Guide for single storey development. French doors are proposed in the south side elevation of the extension but are considered to have a acceptable impact due to the sufficient screening in place between the dwellings and that the impact caused is likely to be reduction from the existing impact already caused from the existing glass conservatory. The development is therefore considered to be acceptable.
- 7.7 The revised fenestration shall increase the size of the existing windows in place however as the works shall be set off the shared boundary to the north sufficiently with adequate screening in place the impact caused to the neighbouring dwellings to the north is considered to be limited. The proposed changes to the west side of the dwellinghouse would have the potential to cause over-looking into Sutton Road however this would be into front amenity space only which is already open to public view and would therefore not warrant a refusal of planning permission.
- 7.8 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.

(iv) Flue

- 7.9 Environmental Health have been consulted in regards to the flue and have asked for informative's to be included with the decision to make the applicant aware of considerations and whether the works comply with the latest legislation. This shall be included as part of the decision and with no other objections raised, is considered to be an acceptable part of the development.

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/17/01132 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:

Location Plan: Drawing No 07/116-005

Proposed Elevation and Flue Plan: Drawing No 07/116-004

Proposed Ground Floor Plan: Drawing No 07/116-002

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be as outlined in the application form 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.