

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

Comments On Application:

- The rear garden contains no trees but there is a TPO'd woodland beyond the rear boundary lining which abuts same – there is also an Oak in the neighbours garden nearby.
- The first line of trees within this woodland are Oaks and they are not large diameter trees {avge 400mm}
- They are set back some 5m from the boundary hedge.

Conclusions:

- The boundary hedge will prevent incursion into the woodland and construction works appear to be occurring outside any tree RPA's so I see no threat to same.

Recommendations:

- No Objection on arboricultural terms.

Havant Biodiversity Information Centre

Within 50m Protected and Notable Species - Unidentified Bat, Pipistrelle, Bat species, Lesser Spearwort

Officer Comment: It is not anticipated that the proposed householder development is likely to have a harmful impact on these species.

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) Parking
- (iv) 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 is for a single storey rear extension, rear dormer with cladding and 4 rooflights to the front and would be visible from the public realm. The property is set

back approximately 6.5 metres from the highway and as the development is predominantly to the rear of the property it is considered there would be minimal impact on the street scene.

- 7.4 The design and appearance of the addition 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) Parking

- 7.5 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces as advised in the HBC Parking SPD (July 2016), and a condition is recommended for three spaces to be provided and retained on the site.

(iv) Effect on neighbouring properties

- 7.6 The rear addition extends across the majority of the width of the property with a modest depth of 3 metres, and the need for planning permission has been triggered as the proposed height slightly exceeds the existing height of the eaves of the property. There are no windows in the western elevation of the extension and whilst it will be built close to the western boundary, the neighbouring property is set back from number 26 and it is considered any impact would be minimal. There is a window in the eastern elevation of the extension, although it is 3.5 metres from the property boundary and the existing screening would mitigate any perception of overlooking.
- 7.7 Regarding the rear dormer, whilst it is of a generous size, there are no windows in the dormer cheeks and it only just falls outside the limits for permitted development. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties although the primary view is directed down the garden of the application property and this type of development is not common to any of the properties in the immediate vicinity. However, a slightly smaller dormer could be constructed without planning permission with a comparable level of impact and it would therefore be difficult to justify a defensible reason for refusal.
- 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 or opposite the application site, 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 or the character and appearance of the area 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/17/01270 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, together with light grey horizontal panelling to the rear dormer.
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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan licence no. 100041041
Block plan licence no. 100041041
Existing and proposed roof plan received 28/11/17
Existing elevations and floor plan Drawing no. 1708-1419
Proposed elevations and floor plan Drawing no. 1708-1420 A
Reason: - To ensure provision of a satisfactory development.