

Recommendation: **REFUSE PERMISSION**

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways
No adverse 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: 7

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 the design and impact upon the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene _

7.3 The proposal is for a substantial extension which includes a first floor side addition and a two storey extension to the rear of the property which is 4.3 metres in depth. It would provide generous additional accommodation including a substantial kitchen/diner, a fourth bedroom and an increase in size to two of the existing bedrooms at first floor.

7.4 Regarding the two storey rear addition, there is concern that an extension of this scale would appear overbearing and incongruous in relation to the original property and would result in an excessive building bulk adjacent to the neighbouring property at 50 Kings Road, detrimental to the visual outlook and amenities of the occupiers of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

7.5 Officer concerns were raised with respect to the size of the rear two storey extension, and the potential impact on the neighbouring property. The agent was advised that if

the depth of the extension was reduced by approximately 1 metre, it would meet the requirements for adequate daylight at number 50 as recommended in the Havant Borough Council Borough Design Guide SPD. However, the applicant explained that no other options were possible for the family's circumstances.

(iii) Effect on neighbouring properties

- 7.6 It is considered that the proposal to extend the property by 4.3 metres with a two storey rear addition would significantly increase the overall bulk of number 48 and that this would be highly overbearing to the occupier of 50 Kings Road, particularly when using the rear amenity space. As such, the proposed development would have an adverse impact on the neighbouring property which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.
- 7.7 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the two storey rear extension does not meet the requirements for adequate daylight at number 50 Kings Road. This would result in a detrimental effect to the daylight and outlook from the closest ground and first floor windows in the rear elevation of this property.

8 Conclusion

- 8.1 The proposed 4.3 metre depth of the rear two storey extension, is considered excessively large and it would result in an overbearing presence on the occupiers of the neighbouring property at 50 Kings Road. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/00294 for the following reasons

- 1 The proposed extension is of excessive depth adversely affecting the outlook from, and light available to and detrimental to the amenities of the occupier of the adjacent residential property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.