

5 Statutory and Non Statutory Consultations

None.

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: 4

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 is for the retention of a single storey side and rear extension, rear dormer and cladding to the eastern gable end and dormer and would be partially visible from the public realm. The property is set back approximately 8.5 metres from the highway and the side element of the extension a further 9 metres, and it is therefore considered there would be minimal impact on the streetscene.

7.4 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces, and a condition is recommended for three spaces to be provided and retained on the site. 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) Effect on neighbouring properties

7.5 The rear addition extends across the width of the site with a depth of 5.6 metres and its siting could be considered to lead to a loss of light to both neighbouring properties. However both properties benefit from single storey rear additions of a comparable depth and a 45 degree angle test indicates that the extension would fall outside the overshadowing zone of the windows at 20 and 24 Haslar Crescent.

- 7.6 There are no windows in the side elevations of the extension and whilst the depth is 5.6 metres, it is of a modest height and any resulting impact would be deemed to be minimal. The properties to the rear of the site are considered to be a sufficient distance away for any effect to be negligible.
- 7.7 Regarding the rear dormer, the need for planning permission was triggered by the use of timber cladding and it is noted the size and design in itself would fall well within the realms of permitted development.
- 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 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/17/00419 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 in section 11 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 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:
Drg no. Has002 Location and block plan
Drg no. Has010 Rev D Existing and proposed floor and elevation plans
Reason: - To ensure provision of a satisfactory development.