

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: 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) Flooding

(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 works proposed to No 14 consist of two parts including the raising of the existing garage roof and a single storey rear extension. Both aspects of the development are considered to have an acceptable impact on the visual appearance of No 14 and Lucerne Avenue due to the modest height increase of the roof by 0.4m and that it shall be set sufficiently back from the curtilage edge by approximately 11.5m reducing the visual dominance of the development. The single storey rear extension shall be hidden from the public realm and therefore shall not contribute to any significant adverse visual impact of No 14 from the highway.

7.4 The single storey rear extension shall have a height of approximately 2.7m which is considered to be a modest and acceptable height for a typical domestic sized extension. The works to the rear shall be in line with the existing side elevation to the south and shall be screened to the north by the existing garage and store that's in place along the curtilage boundary. The extension shall replace an existing conservatory and shall not extend past the rear elevation already in place by the store behind the garage and therefore the works are considered to achieve a subservient appearance on No 14 and are considered to not appear obtrusive nor out of place. The development can be considered acceptable.

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 proposal is considered to retain an acceptable amount of amenity space as a result of the development which measures approximately 11m deep. This complies with the Borough's Design Guide and is considered to be a sufficient space for the existing and any future occupiers of No 14.
- 7.7 The works are considered to impact the neighbouring dwellings adjacent to No 14 which are No 12 and No 16 Lucerne Avenue. No 14 is set away from the neighbouring dwelling to the north No 16 by a driveway and within the south side elevation of No 16 two windows are present at ground floor level. Although the works shall increase the height of the garage roof this shall be by approximately 0.4m which is considered to be a modest increase and due to the roof being flat and the distance between the dwellings of approximately 2.5m it is considered that on balance, the works would not result in a significant impact to light reaching these rooms nor would the development cause shadowing or be over-bearing. Both dwellinghouses are separated by the driveways to the side and garages to the rear. The works proposed to the rear shall not exceed the height of the garage at No 16 which forms part of the curtilage boundary between the dwellings. As the works proposed to No 14 shall not exceed the depth of the existing store it is considered that the single storey rear extension shall have a limited and acceptable impact on No 16. The proposed roof lantern shall be at a height which does not afford a view and with no windows proposed along the side elevation of No 16 it is considered that privacy levels are considered to be retained and acceptable.
- 7.8 No 12 Lucerne Avenue is separated from No 14 by the garage between them and that No 14 is set off the shared boundary by approximately 1m. No windows are present along the north side elevation of No 12 and therefore due to the works being set off the boundary, modest in height and from having a flat roof neighbouring amenity levels are considered to be retained. The works proposed are to the north of No 12 which would ensure light levels are not impacted as a result and although one door is proposed along the side elevation of the single storey extension due to the screening in place and that no windows are present on the rear side elevation of No 12 privacy levels are considered to be maintained. Therefore the works are considered to result in a limited and acceptable impact.
- 7.9 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) Flooding

- 7.10 The works proposed to No 14 shall fall partly within the boundary of Flood Zone 2 in the Borough and as such a Flood Risk Assessment has been submitted as part of the application. The proposed development is considered to create a modest additional footprint on No 14 and shall not increase the levels of occupancy in the dwellinghouse due to the extension being for a kitchen/dining room and lounge. Following a site visit it was noted that the land where the development shall be constructed is already hard-surfaced with a concrete paving. The form has detailed that either floor levels within the proposed development shall be set no lower than existing levels and that flood proofing has been incorporated where possible. It is therefore considered that on balance the development is considered to result in a limited and acceptable impact.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01034 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:
Site Layout Plan: Drawing No 4836/500
Location Plan: Licence Number 100041041
Roof Plan: Drawing No 4836/200
Proposed Elevations Plan: Drawing No 4836/4 Rev A
Proposed Floor Plan: Drawing No 4836/2 Rev A
Cross Section Plan: Drawing No 4836/5
Flood Risk Assessment Received 25.09.2017
Reason: - To ensure provision of a satisfactory development.
- 3 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.