

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The majority of properties on the northern side of Saltmarsh Lane all benefit from single storey flat roofed garages which project forward of the main dwellinghouse and is a common characteristic within the streetscene.

7.4 The proposed development seeks to replace the flat roof of the existing garage with a pitched roof as well as the construction of a front porch and canopy to the principal elevation of the main dwellinghouse. It must be acknowledged that there are many examples within the immediate streetscene where properties have altered the existing garage roof to a pitched roof (retaining the existing footprint) which is considered to visually improve the character and appearance of the area by virtue of its design which is more sympathetic to the main dwelling. Similarly, there are many examples within the immediate streetscene where properties have constructed porch additions incorporating a canopy and on this basis a precedent has been set for this type of development within the immediate vicinity. It is acknowledged that the application site is set back from the main highway by approximately 7 metres thus reducing the visual prominence of this addition on the existing streetscene.

7.5 It is considered that the design and appearance of the proposal is deemed appropriate in context with the main dwelling and respects the existing built form. The proposed

development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the character and appearance or visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The properties on the northern side of Saltmarsh Lane have been constructed on a relatively staggered building line whereby the adjacent neighbouring property (No.7 Saltmarsh Lane) is set back from the application site. On this basis, due to the orientation of the properties, it is not considered that the proposed porch addition or canopy would result in any additional loss of light, privacy, outlook or appear overbearing to this property.
- 7.7 The other adjacent neighbouring property (No.9 Saltmarsh Lane) is positioned slightly forward of the application site so that the existing flat roofed garage is relatively in line with the adjacent neighbours porch addition. The existing footprint of the garage is not proposed to increase and on this basis the replacement of the existing flat roof to a pitched roof is not considered to result in any additional impact which could be considered detrimental to the neighbouring amenity of this property.
- 7.8 The development would be sited a sufficient distance away from the residential properties to the south due to the separation of the main highway.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any additional loss of light or overlooking and would therefore have a limited and acceptable impact on the properties adjacent to the application site and the properties opposite. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, and 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/17/01026 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 indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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 hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 22nd September 2017

Site layout plan (Drawing No: 4730/500)- received 22nd September 2017

Roof plan (Drawing No: 4730/200 Rev A)- received 22nd September 2017

Existing ground floor plan (Drawing No: 4730/1)- received 22nd September 2017

Amended existing and proposed elevations (Drawing No: 4730/3 Rev D)- received 23rd October 2017

Proposed ground floor plan (Drawing No: 4730/2 Rev A)- received 22nd September 2017

Reason: - To ensure provision of a satisfactory development.