

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

5 Statutory and Non Statutory Consultations

Arboricultural Officer:

The tree appears to have been subjected to some interesting pruning in the past, however you have rightly highlighted it as a potential constraint on site. In this instance as the tree is located some 15m away from the proposed development is has a distance that will exceed any requirements for impact considerations relating to the development on site. No objection to the scheme.

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 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.

7.3 St Thomas Avenue has chalet bungalows along the west side of the road with bungalows to the east. To the west, garages are prominent that are in line with the existing dwellings and to the east there are typically detached garages present. However, this is not throughout the whole streetscene and the design, position and character of the dwellings are considered to not result in a uniform pattern of housing and therefore the principle of the development at No 22 is considered to be acceptable.

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

7.4 The works proposed to No 22 consist of two parts. One part is for an extension to the south side of the dwellinghouse to incorporate a new porch and garage which is in line

with the front elevation, including raising the roof. The second part is for a single storey rear extension that shall provide an infill between the existing side and rear elevation. Although the works to the front shall bring development in closer proximity of the highway the works shall not project past the existing front elevation and coupled with being set away from the front curtilage boundary by approximately 9.5m it is considered that this would ensure that the works do not appear significantly obtrusive or incongruous in the streetscene. The works to the rear shall be hidden from the public realm and are therefore considered to maintain the existing character of the dwelling and area.

- 7.5 The works shall increase the size of No 22 but both extensions are considered to achieve a subservient appearance due to the height they are proposed and that they shall not project past existing elevations, creating an acceptable mass and bulk on the dwellinghouse
- 7.6 Materials are proposed that match that of the existing dwellinghouse which would ensure the proposed works look in keeping No 22 and not out of character.
- 7.7 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

- 7.8 No 22 has an acceptable and generous amenity space available and is therefore considered to be able to accommodate the proposed works whilst leaving an acceptable amount of amenity space available to the existing and future occupiers.
- 7.9 The neighbouring dwelling that has the potential to be impacted by the proposed developments works is No 20 St Thomas Avenue. The single storey rear extension is considered to result in a limited and acceptable impact to No 20 due to the approximate 4.5m distance that it shall be set away from the boundary, that sufficient screening is in place from 1.8m timber fence and that the works do not include the installation of any new windows or doors. Therefore privacy and other amenity levels are considered to be protected as a result.
- 7.10 Following a site visit it was noted that on the north side elevation of No 22 two windows are in place that are fitted with obscure glass and a door is present providing access into the home. The works proposed to No 20 shall bring the development in line with these two windows and door and therefore has the potential to cause an impact. However it is acknowledged that due to the position of the development being to the north of No 20 that light levels are unlikely to be impacted significantly. Both windows on No 20 are fitted with obscure glass which would obscure the view of the development and with the works having an eaves height 2.2m coupled with the 1.8m screening in place and a distance between the dwellings of 1.2m it is considered that on balance the development would not warrant a refusal of planning permission. No objection was made by No 22.
- 7.11 The dwellings opposite, to the north and to the rear of No 22 are considered to be set sufficiently away from the shared boundaries in order to ensure that the proposed development does not significantly impact neighbouring amenity levels.
- 7.12 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).

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 for application APP/17/01033 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:

Location Plan: Licence Number 100041041

Site Layout Plan: Drawing No 4830/500

Roof Plan: Drawing No 4830/200

Proposed Ground Floor Plan: Drawing No 4830/3- Rev B

Proposed Elevations Plan: Drawing No 4830/4- Rev A

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.