

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No response received.

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 Although the proposal is for a single storey front extension and roof alterations, it is to upgrade the existing front conservatory and renew the roof of the original front single storey element of the property. The property is set back approximately 12 metres from the highway and due to the existing screening, the proposal would only be marginally visible from the public realm.

7.4 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

7.5 The proposed extension is to replace the existing conservatory and original single storey front feature. The roof lantern would be approximately 0.95 metres higher than

the existing conservatory but 0.4 metres lower than the false pitched roof of the front feature and would be built on the same footprint.

- 7.6 The current 0.25 metre distance to the western boundary will be retained and the western elevation which at present is predominantly glazed, will consist of three high level windows in the replacement western elevation. It is considered this would minimise any perception of overlooking or appearing overbearing. Furthermore, the front garden is not considered to be the primary amenity area, therefore any perception of additional overlooking would not be unacceptable.
- 7.7 There is a 5 metre wide driveway between the shared western boundary and the eastern elevation of the neighbouring property at 22 Sinah Lane and a distance of approximately 11 metres from the eastern elevation of the extension and the western elevation of the property at 20 Sinah Lane. The properties opposite are judged to be a sufficient distance away for any impact to be negligible.
- 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 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.

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/17/00365 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg n. 16.220.100 - Location and block plan, existing and proposed floor and elevations plan.

Reason: - To ensure provision of a satisfactory development.