

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection. There are no trees of any merit on the site, however you may wish to add an advisory note that the Beech adjacent to the driveway could be wrapped with hessian to provide some stem protection during development.

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

(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 proposed extension would be visible from the public realm, although the property is approximately 8 metres from the highway and the scheme would not project beyond the existing front elevation of the property. Whilst the increase in the footprint of the property would be minimal, the development would significantly alter its appearance providing generous accommodation at first floor. The roof is to be substantially extended, incorporating raising the height of the ridge by approximately 1.25 metres. The new extension to the western elevation will provide a covered area between the house and the garage. It is considered the proposal to consolidate the existing extensions would update and enhance the appearance of the property.

7.4 The relationship between the immediate neighbouring properties is such that the

scheme is unlikely to harm the degree of spaciousness in this part of the road. The design and appearance of the extension is therefore deemed appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The proposed new roof will be visible from the neighbouring properties adjacent to the application site, extending over the existing single storey additions and incorporating new dormers to front and rear. However, the roof is pitched and barn hipped, which would reduce any perception of the roof being overbearing and there is only a small increase in the footprint of the property to the rear.
- 7.6 There are no new side windows in the ground or first floor of the property and the existing distance of 8 metres to the property to the west and 6 metres to the property to the east will be retained with driveways in-between.
- 7.7 With respect to the new front and rear dormers, whilst the rear dormer includes a Juliet balcony, in isolation the provision of this type of balcony would fall within the realms of permitted development. It is therefore judged that any subsequent overlooking would not be unacceptable to the neighbouring properties. The new front dormer is well proportioned, set in from the edges of the roof and relates well to the overall design of the scheme.
- 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, 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/17/00281 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 under Section 11 (Materials) 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. B:1	Existing and proposed front perspective plan
Drg no. B.2	Existing and proposed rear perspective plan
Drg no. B.3	Existing and proposed side perspective - west plan
Drg no. C:1	Proposed front perspective plan
Drg no. D:1	Proposed demolition ground floor plan
Drg no. E:1	Existing ground floor plan
Drg no. N:1	Existing and proposed front elevation plan
Drg no. N:2	Existing and proposed rear elevation plan
Drg no. N:3	Existing and proposed east and west elevations plan
Drg no. P.1	Proposed ground floor plan
Drg no. P.2	Proposed first floor plan
Drg no. P.3	Proposed roof plan
Drg no. S:1	Illustrative site plan

Reason: - To ensure provision of a satisfactory development.