

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Environment Agency

No adverse comment in regards to the proposal.

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: 1

Comment	Officer Comment
Concern raised over the visual impact of the extension and that a hipped roof is proposed instead of a gable end. Concern over light reaching the dining room and kitchen. Concern over the development being built on reclaimed land which has slipped in the past and impact on own property and how deep the foundations will be. Concern over how development will impact the existing guttering and down pipes and soakaway. Concern over the proposed canopy and that it should look more in keeping to other properties.	The majority of comments shall be addressed in section 7 of the report under 'Planning Considerations'. The concern raised regarding the reclaimed land and foundations is not a material planning consideration and as such would not be commented on within this report. Once a decision is issued Building Regulations should be consulted in relation to this point who should ensure that the works are carried out in accordance with regulations.

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) Parking
- (v) Drainage

- (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 Burnside Road typically contains semi-detached and detached two storey dwellings which are positioned in plots with generous space to the sides. As such many dwellinghouses along the road have sought and been granted planning permission for two storey developments to the side and therefore the works proposed to No 17 are considered to not look out of place as the precedent as already been set within the streetscene.
- 7.4 The works proposed to No 17 are considered to be large in size however efforts have been made to reduce the developments visual impact by setting the works off the shared boundary to the west and from having a proposed hipped roof both away from the streetscene and No 15. It is also noted that No 17 is set off from the highway by approximately 5m and it's these measures that reduce the works sufficiently enough to have an acceptable mass and bulk. It is therefore considered that the proposed development should not lead to a crowded nor cramped appearance in the streetscene.
- 7.5 Concern has been raised that the proposed canopy shall look out of keeping to the surrounding properties and it was agreed that typically along Burnside Road the canopies do not extend out significantly from the dwellinghouse and normally stretch from the side elevation to the door only. Plans have been amended to address this concern and the visual impact of the proposed canopy is now considered to be limited and acceptable.
- 7.6 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

- 7.7 Concern was raised that the rear extension would create an adverse impact on the outlook of the neighbouring dwellinghouse No 19 Burnside. The concern was due to the position of the works up to the boundary line and that the development was proposed to be gable ended this would impact light levels and outlook would be impacted to the ground floor dining room and kitchen area.
- 7.8 The 45 degree line assessment from the Councils Design Guidance SPD has been applied and due to the potential impact caused by the original proposal the plans and proposal have been amended which set the development slightly further off the shared boundary and proposed a hipped roof away from No 19. This was something that was requested as part of the representation made. It is acknowledged that there is still the potential to be an impact, however, the amendments have reduced the severity of the impact and due to No 17 being to the west of No 19 and the fact that the bulk of the existing building reduces direct sunlight to the rear of these properties, any additional impacts on light levels would be late afternoon/early evening sun only. It was also noted that during a site visit to No 19 that the kitchen at ground floor level is served by additional windows that would not be impacted by the development, thereby reducing the impact of the works on the window to the west further. On balance as the works

are single storey in height and hipped to the west and south the impact caused is considered to not be severe enough to warrant a refusal of planning permission and is therefore considered to be acceptable.

- 7.9 The works proposed to No 17 would be set off the dwellinghouse to the west (No.15) by approximately 5m and it is noted would be further separated by the garage between the dwellinghouses. It is considered that due to this distance the visual outlook from No 15 would not be significantly impacted. No new windows are proposed at first floor level along this side elevation and therefore it is considered that privacy levels would be maintained between the dwellinghouses.
- 7.10 A new window is proposed along the rear elevation at first floor level that would serve an en-suite. This would face north down the rear garden towards woodland and would not result in any significant additional overlooking.
- 7.11 Consequently, it is considered that the proposal would not appear overbearing or lead to significant 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).

(iv) Parking

- 7.12 The works proposed to No 17 would increase the bedroom numbers in the dwellinghouse to four and as such three parking spaces are required onsite in order to comply with the Parking Standards SPD. These spaces have been indicated on the Site Layout Plan submitted Drawing No 4700/500-Rev A which include two spaces on the hard-surfacing to the front of No 17 and the garage proposed at ground floor level. It is recommended that parking be conditioned as part of the decision to ensure that the three spaces are implemented and retained and therefore the development accords with the SPD and policy DM13 of the HBLP (Core Strategy) and can be considered acceptable.

(v) Drainage

- 7.13 Concern has been raised that the development would impact existing soakaway serving this and the neighbouring property. A surface water drainage condition is recommended to ensure the development is adequately drained without negatively impacting existing drainage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and on neighbours residential amenities 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/17/00349 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 car parking, servicing and other vehicular access arrangements shown on the approved Site Layout Plan Drawing No 4700/500- Rev A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of surface water drains proposed to serve the same, have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Ground Floor Plan: Drawing No 4700/4- Rev C
Proposed Elevation Plan: Drawing No 4700/3- Rev B
Proposed Site Layout Plan: Drawing No 4700/500- Rev A
Proposed First Floor Plan: Drawing No 4700/5- Rev A
Cross Section Plan: 4700/7

Reason: - To ensure provision of a satisfactory development.