

Recommendation: **GRANT PERMISSION**

The proposal involves replacing the existing detached garage with an integral enlarged garage having a pitched roof and single storey side extension that wraps around the rear to link in with the existing single storey rear projection which would then be extended by a further 4.5m (flat roofed with lantern light). A rear first floor extension would be added above the existing single storey flat roofed projection and extend across the full width of the original dwelling, having a double gabled roof. A 2m first floor side extension, partly above the garage below, would also be added. At the

front two bay gable features with pitched roofs would be added.

Materials would change the external appearance of the dwelling with render covering the existing buff bricks, a red brick plinth course added and the introduction of grey cedar cladding boarding at first floor level.

During the course of determining the application amended plans have been submitted hipping the roof of the rear two storey extension.

It is also noted that at the time of the site visit foundations were being laid for a frontage boundary wall which was intended to be higher than 1m. Discussed this with applicant and because set back some 4m i.e. leaving the existing grass verge in front, then due to this separation this could not be considered 'adjacent' a highway - therefore accepted that this would be permitted development.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water - formal application required for new connection to public foul and surface water sewer and suggest advisory Informative; suitable provision of surface water disposal should prioritise adequate soakaway or infiltration system and only discharge to sewer where adequate capacity; if any sewer found to cross site then investigation will be required; within Source Protection Zone so consultation with EA necessary

Note - as a householder app no consultation to either EA or Portsmouth Water necessary

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

None received but site meeting and telephone conversations with occupiers of No 9 took place expressing concern at impact of two storey rear addition close to boundary impacting outlook and light

Comment	Officer Comment

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) CIL

(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 design would fundamentally change the character of the existing 1960's buff brick dwelling with flat roof features, to one having a more modern pitched roof, red brick, render and grey cladding visual appearance. Given the very mixed character of Billett Avenue this visual change is not considered inappropriate. The two storey side extension to the roofline is modest (2.5m wide), and retains sufficient separation and visual gap to the adjacent property to the east to respect the spacious character of the street scene.

7.4 Therefore, the design and appearance of the proposal is deemed appropriate to the context of the street scene 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 neighbour to the east, No 13, currently has an outlook from 2 side windows over the flat roofed garage to the side elevation of the application site which contains a first floor side window - therefore there is currently a degree of direct overlooking between these windows. The proposed extension creates a blank side, east, elevation and this neighbour prefers this outlook which improves his amenity from these rooms.

7.6 The neighbour to the west, No 9, has concerns about the height, mass and depth of both the two storey and single storey extension on this western side. Relevant to this

is the 1973 planning history which granted a flat roofed two storey rear extension. The ground floor was implemented making the permission extant - therefore a flat roofed first floor could be added. The current proposal is identical in terms of depth but adds a pitched roof - hence it is the impact of the mass and bulk of this roof profile that is now the key consideration. The depth of the two storey element does not breach the 45 degree code for impact on nearest habitable windows, although there is no doubt that the addition will marginally affect outlook and create a feeling of being hemmed in. To help overcome this amended plans have been submitted hiping the roof which will result in greater skyline and sense of space for the neighbour. On this basis it is considered the additional harm over and above the extant permission, would be very marginal and not sufficient to warrant a reason for refusal.

- 7.7 The proposed single storey extension would extend a further 4.5m with a flat roof having a height of 2.7m with lantern light projecting above. At this relatively low height and orientation, the impact above the boundary would have little effect on the overshadowing or outlook affecting the amenity of the occupiers of No 9.
- 7.8 On balance 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 formal letters of objection were received with respect to the scheme.

(iv) CIL

- 7.9 The proposed extensions exceed the new build residential floorspace 100sq threshold and as such the scheme is CIL liable. The amended submitted Additional Information Requirement Form indicates that net additional floorspace would be 135.2 sqm, which would require a payment of £13,761.43. The appropriate Assumption of Liability Notice Form has been returned and the applicant has claimed the Self-Build Exemption. The appropriate Draft Liability Notice has been sent to the applicant.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and street scene 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/16/01313

(A) 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 specified on the submitted drawings and forms, or 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the eastern or western side elevations without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site and Location Plan Drawing No SD-1701-01 Rev b
Existing and proposed elevations Final version - Revision 1
Proposed elevations Final version - R1
Proposed Plans Final version

Reason: - To ensure provision of a satisfactory development.