

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

5 Statutory and Non Statutory Consultations

None.

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
- (iv) Flood issues

(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 control criteria.

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

7.3 The proposal is for a single storey front extension together with a new mono-pitched roof over the existing single storey side addition and would be visible from the public realm. The development would upgrade the existing side addition and together with the front extension would result in a cohesive form of development.

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 extension would project 3 metres from the current front elevation of the property, continuing the line of the side addition and extending across the front of the property by approximately 6.3 metres, incorporating a new roof to the single storey side addition.

Although it is to be built adjacent to the eastern boundary, this boundary adjoins an area of grass verge and the side aspect of a garage in the rear garden of a property in Botley Drive.

- 7.6 There are no windows in the side elevations of the proposal and the roof lights in the new roof of the side addition are high level and unlikely to result in any overlooking to the gardens of the properties to the east. The roof is of a modest height at 3.6 metres and pitches away from the neighbouring properties which would lessen any perception of the scheme being overbearing.
- 7.7 The front extension is 4.5 metres from the boundary with the adjoining property and a 45 degree angle test verified the extension meets the requirements for adequate daylight at number 2. The properties opposite and to the rear are deemed to be a sufficient distance away for any impact to be minimal.
- 7.8 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

(iv) Flood issues

- 7.9 The site is within Flood Zone 3, however the proposed development is to enlarge the existing property and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00566 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 no. MT/1547/1 Location plan, block plan, existing and proposed floor and elevations plan

Flood risk assessment received 8 June 2017

Reason: - To ensure provision of a satisfactory development.