

Recommendation: **GRANT PERMISSION**

Number of neighbour notification letters sent: 3

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 current streetscene comprises detached properties of varying styles. The proposed flush-glazed rooflights to the front elevation are considered to have a minimal impact on the visual amenity. The single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Southbrook Road.

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 It is important to note that the proposal could not be considered under the Permitted Development criteria in this instance as the proposed extension is to be attached to an existing extension, and therefore does not comply with Class A (f)(i) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7.6 To the rear of the application site, fencing and hedging provide screening from the neighbouring properties. The proposed single storey rear extension will be located along the boundary with No. 40 Southbrook Road. It is noted that no windows are to be located on this eastern elevation resulting in no overlooking. The doors to the west elevation will be approximately 5m from the boundary with No. 36 Southbrook Road and therefore will have no impact on this neighbouring property. It is also considered that due to the extension being single storey, there will be no significant overshadowing to either neighbouring property.

7.7 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/17/00096 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 indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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:
Existing site & ground floor plan (rev a) - 001
Existing elevations (rev a) - 002
Proposed site and ground floor plan (rev a) - 003
Proposed elevations (rev b) - 004
Reason: - To ensure provision of a satisfactory development.