

Not required for this application.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 The proposed rear extension would not be visible from the public realm due to its position within the rear of the property. On this basis, it is not considered that the proposed development would result in any impact which would be detrimental to the streetscene of Claremont Gardens or harm the character and appearance of the area.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main dwellinghouse and respects the existing built form. The proposal therefore appears to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 When assessing the impact of the proposal on the residential amenity, it is important to note that No. 30 Claremont Gardens already benefits from a single storey conservatory which extends beyond the rear wall of the dwellinghouse by approximately 3.9 metres and constitutes a height of approximately 2.9 metres. On this basis, the proposed extension would extend a further 2.1 metres beyond the rear wall of the original dwellinghouse with an additional height of 0.6 of a metre.

- 7.6 No. 30 Claremont Gardens is located on a corner plot sharing the northern boundary with Stakes Road. It is important to note that the northern boundary comprises a variety of established vegetation and trees along the boundary line and therefore the proposed extension would not result in any impact on neighbour amenity in this regard.
- 7.7 The rear garden is enclosed by a close boarded timber fence which is approximately 2 metres in height which would provide partial screening of the development from the adjacent neighbours. To the rear (western boundary), there is also a variety of established vegetation and on this basis, I do not consider that the proposed extension would result in any impact on the neighbouring amenity of the property to the rear.
- 7.8 With regards to the adjacent neighbouring property to the south (No. 29 Claremont Gardens), it is acknowledged that a single storey conservatory already exists in this location. Taking into consideration the existing boundary screening and depth of the current conservatory, I do not consider that the additional 2.1 metres in depth (approximate) and 0.6 of a metre in height would result in any additional loss of light, privacy, outlook or appear overbearing to this property to such an extent which would warrant a refusal of planning permission.
- 7.9 On this basis, it is considered that the proposal is unlikely to appear overbearing or lead to any overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear. The proposed development therefore appears to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00097 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:

Location plan- received 27th January 2017

Block plan- received 27th January 2017
Existing and proposed floor plans and elevations (9201.16)- received 27th
January 2017

Reason: - To ensure provision of a satisfactory development.