

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager, Corporate Group

With reference to APP/17/00398 I would advise that the Estates Team has no comment in respect of the 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: 9

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 proposed side extension would be visible from the public realm, the main part of the property being around 2 metres away from the highway. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the street scene being adversely affected.

7.4 However, the property is only one of two situated on this stretch of Forest End and the

side (northern) boundary of the site is shared with the rear boundaries of properties in another part of Forest End. It is therefore deemed the extension would not appear cramped and in this particular case it is considered there would be no merit in significantly reducing the height of the ridge to the front of the property and the impact on the street scene would be more conspicuous if the proposal were to be set back further from the existing front building line. It is judged to be subservient to the main dwelling by virtue of the proposed width. Therefore it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

- 7.5 The new detached garage would be partially visible from the public realm due to its location at the front of the site, although there is existing substantial screening which will obscure the greater part of the development from the highway. A condition is recommended to retain the existing hedge at a minimum height of 2 metres to the northern and north-eastern boundary to minimise the impact on the street scene and neighbouring properties.
- 7.6 It is considered the new porch would update and enhance the facade of the property. Amended plans were received on 30 May to align the ground and first floor windows of the extension to retain a balanced appearance.
- 7.7 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

- 7.8 The proposed two storey extension is to the northern elevation of the property, replacing the existing store and garage and will project beyond the current front elevation of this element of the property. There are no side windows in the extension and although it is recognised the development would result in a generous addition to the original volume of the property, there would be a minimum 12 metre distance to the rear elevation of 61 Forest Grove.
- 7.9 Whilst the new first floor windows in the rear elevation of the side extension could be perceived to increase the level of overlooking to the rear gardens of the properties to the north, the plans denote the windows are to serve a bathroom and en-suite and would be obscure glazed. The existing fence to the northern boundary elevation would screen the new ground floor rear windows of the extension and the extension is situated thus that any impact on the neighbouring property at number 59 Forest End would be negligible. It is therefore considered the scheme would not result in any additional degree of overlooking.
- 7.10 The proposed garage is to be located in the side/front garden and is of a modest height with a shallow pitched roof. It is situated within the boundaries of the site and there is an approximate distance of 10 metres to the nearest property. Sufficient amenity space would be retained on the site contiguous to the property and the hedge screening would temper the appearance of the garage.
- 7.11 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/17/00398 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 stated under Section 11 (Materials) of the application form.
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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The existing hedge along the northern and north eastern boundary of the site shall be retained and reinforced where necessary to a minimum height of 2 metres and for a minimum distance of 13 metres from the northern boundary of the site and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PG NO: 01	Existing ground floor plan
Drg no. PG NO: 02	Proposed ground floor plan
Drg no. PG NO: 03	Existing first floor plan
Drg no. PG NO: 04	Proposed first floor plan
Drg no. PG NO: 05	Existing elevations plan
Drg no. PG NO: 06	Proposed elevations plan
Drg no. PG NO: 07	Proposed garage elevations plan
Drg no. PG NO: 08	Proposed street scene plan

Drg no. PG NO: 09 Location plan

Reason: - To ensure provision of a satisfactory development.