

97/62756/000 - Alterations and additions to form attached two bedroom dwellinghouse and detached garage utilising existing access onto North Shore Road, withdrawn 22/01/1998.

03/62756/003 - Construction of new sea wall, permitted 05/08/2003.

07/62756/004 - Retention of conservatory with balcony to rear elevation, permitted 12/07/2007.

08/62756/005 - Variation of condition 2 of Planning Permission 07/62756/004 to remove 1 month for providing details of side screen and to vary condition 3 to allow 6 months instead of 3 months to erect screens following the agreement of details of the side screen, permitted 17/10/2008.

APP/10/00470 - Retention of rear conservatory with the provision of first floor balcony with 1.8m high obscure glazed screens either side, permitted 14/03/2011.

APP/13/01095 - Two storey side extension following removal of existing single storey side extension; two storey rear and single storey extensions including rear balcony following removal of existing conservatory; extensive remodelling of facade including front extension and first floor front balcony also rendering of garage, permitted 27/01/2014, but not implemented.

3 Proposal

- 3.1 The proposal is for the construction of a two storey front extension including an inset balcony, single storey side and rear extension and dormer window extension, together with the upgrading of the existing walls and fenestration. The existing front and rear conservatories and single storey side extension will be demolished.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Harbour Office, Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Severe loss of privacy to rear garden of no. 47 following the removal of the boundary wall which currently provides screening from the first floor windows on the south western elevation. I request that either the screen wall is retained or the existing windows are fitted with opaque glass.	See section 7.
Concerns with the retention of the side screens to rear balcony to preserve privacy of neighbours.	See section 7.

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) Impact on neighbouring properties
- (iv) Effect on the adjacent SSSI / Langstone Harbour

(i) Principle of development

7.2 The application site is located in an urban area whereby development is considered to be acceptable in principle, subject to the proposal being assessed against other development management criteria.

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

7.3 The proposed extensions and upgrading of external finishes would modernise the property whilst retaining the general scale of the existing dwelling and would be partially visible from the public realm. However, the property is set back approximately 24 metres from the highway and the proposed front extension would regularise the appearance of the property.

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) Impact on neighbouring properties

- 7.5 The existing conservatory to the front is to be replaced by a two storey extension with a depth of approximately 2.2 metres, continuing the existing line of the roof and incorporating a recessed balcony with the access doors 1.2 metres in from the balustrade. There are no windows in this part of the roof which pitches away from the neighbouring properties. It is considered the design will ensure that this part of the development does not allow for unacceptable levels of overlooking and loss of privacy to neighbouring dwellings, particularly given the situation of the property.
- 7.6 The dormer extension to the north east elevation is to provide two en-suite bathrooms. There is a window in the existing dormer which serves a bedroom, consequently a degree of overlooking already exists. However a condition is recommended for the new windows to be obscure glazed in order to minimise any perception of additional overlooking. The windows are of a modest size and it is deemed any impact on the neighbouring property at number 49 would be negligible.
- 7.7 The new single storey side extension is to replace the existing converted garage which is currently adjacent to the south western boundary and whilst it has a depth of 10.4 metres, it is of a similar height to the existing and would be situated 3 metres from the property boundary. The new window and door in the side elevation of the extension would be partially screened and it is judged any impact on the neighbouring property would be nominal.
- 7.8 There is currently a wall which forms part of the existing converted garage which provides partial screening to the garden of number 45 from the windows in the first floor side dormer, and this will be removed as part of the proposal. Concern has been raised with respect to the loss of this wall as it would result in direct overlooking into the rear garden of number 45 and it has been raised by the neighbour as to the possibility of the new replacement windows to be obscure glazed to reduce the loss of privacy following the removal of the wall. However as the clear glazed windows in the dormer are existing, it would not be possible to recommend a condition for these windows to be obscure glazed. The proposed first floor plan indicates part of the internal configuration being altered from a landing to a void, where the larger of the two windows is situated and it is therefore considered that this would lessen the opportunity for any overlooking into the neighbouring garden. In addition, there does not appear to be any restrictive conditions requiring the retention of the screen wall, therefore in isolation planning permission would not be required for its removal.
- 7.9 The proposed rear addition extends across the back of the property and is of a similar depth to the existing conservatory. Whilst there are glazed doors to the north western (rear) and south western elevations of the new extension, the existing conservatory is predominantly glazed and it is therefore considered there would be no additional overlooking.
- 7.10 The amount of glazing on the rear elevation at first floor adjacent to the balcony is to be increased and concern has been raised with respect to the preservation of the side privacy panels of the rear balcony. A condition is recommended for the side panels of the balcony to be a height of no less than 1.7 metres and obscure glazed to protect the privacy of the amenity areas of the neighbouring properties. In order to maintain the privacy of the neighbouring properties, a condition is also recommended restricting the use of the roof of the single storey side and rear extensions as amenity areas.

(iv) Effect on the adjacent SSSI / Langstone Harbour

- 7.11 It is considered that the development would not have an adverse impact on the

adjacent coastal setting and the

Langstone Harbour Board have confirmed that they have no objection to the development.

7.12 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

8.1 The proposal would not result in any adverse harm to the adjacent SSSI or Langstone Harbour and the scale, siting and design of the proposal 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/17/00087 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 With the exception of the render proposed to the elevations, 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the windows to the two en-suites in the first floor on the north eastern elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 4 The rear balcony shall not be brought into use until side screens with a minimum height of 1.7 metres from the floor level of the balcony have been installed and shall remain in situ thereafter. Such screens must be obscurely glazed with an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Beyond those areas marked on the approved drawings as balconies, the flat roofs of the single storey rear and single storey side extensions hereby approved, shall at no time be used as a balcony area for standing or sitting out or for any other purpose.

Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drg No. NSR 01	Location plan
Drg No. NSR 02 Rev A	Existing and proposed block plan
Drg No. NSR 03 Rev B	Existing and proposed site plan
Drg No. NSR 04 Rev B	Existing and proposed ground floor plans
Drg No. NSR 05 Rev B	Existing and proposed first floor plans
Drg No. NSR 06 Rev B	Existing and proposed roof plans
Drg No. NSR 07 Rev B	Existing elevations plan sheet 1
Drg No. NSR 08 Rev C	Existing elevations plan sheet 2
Drg No. NSR 09 Rev C	Proposed elevations plan sheet 1
Drg No. NSR 10 Rev C	Proposed elevations plan sheet 2
Drg No. NSR 11	Proposed streetscene plan

Reason: - To ensure provision of a satisfactory development.