

DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer

The only changes are- existing levels within the RPA to remain unchanged. The AMS is generic and not site specific. The TPP is adequate. If the parking area/driveway is not being upgraded or changed then I raise no objection. Condition if permission is granted as per TPP.

Development Engineer

The amended plan is acceptable and addresses our previous concerns.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Living next door to the applicants and whilst we acknowledge they have reduced the size of their original proposed extension. We would like to record that a new two storey extension will affect our right to light, our privacy and outlook. We have a bedroom window which will be facing the new proposed extension. Our gardens are north facing and this will greatly effect the daylight/sunlight and in particular to the west side of our garden and the back in general. Also a new bedroom is proposed which will overlook our conservatory and garden. We also note that the proposed extension is layout is outside the building line which will	These comments will be addressed in section 7 of the report under 'Planning Considerations'.

affect the outlook at the front of the house.	
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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) Parking
- (v) Trees

(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 Southleigh Road has a varied streetscene containing dwellings that differ in style, design and size so it is recognised that there is limited to no uniformity of design across the dwellings and that therefore the changes proposed to No 533 would not look significantly out of place in the streetscene. The works proposed are to be built (in the majority) with matching materials to that of the existing dwellinghouse in order to protect the visual appearance of No 533 and ensure the works appear in keeping to the original design. The exception to this is the timber cladding proposed to the external storage facility to the west of the site however it is considered that this should not detract significant character from the area and should contribute to an attractive uplift of No 533.

7.4 The proposed development is considered to be of sound design and to be in proportion to the existing size of No 533, maintaining a balanced appearance of the dwellinghouse as a result. The two storey side extension to the east has been set off the shared neighbouring boundary by approximately 1.5m and has been set back from the rear elevation with a hipped roof which should reduce the impact of the works and ensure the development does not appear bulky nor obtrusive.

7.5 Concern has been raised that the proposed extension is outside of the building line which shall affect the outlook to the front of the house. The depth of the dwelling is proposed to be extended by a minor amount, removing the existing gap between the dwellinghouse and garage and creating a mono-pitch lean-to along the front elevation of No 533 at single storey. The works are considered to have a limited and acceptable impact to the visual amenity of the dwellinghouse and are considered to offer an attractive uplift and visual improvement to No 533.

7.6 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

- 7.7 The dwellinghouse at No 533 occupies a large plot which has adequate space to accommodate the proposed works whilst leaving sufficient amenity space for the occupiers.
- 7.8 Concern has been raised by the neighbouring dwelling that the works shall lead to over-looking of their private amenity space. The proposed windows on the development of No 533 include one in position at first floor along the side elevation which is proposed to be for a bathroom and has been shown on the plans to be fitted with obscure glazing which should reduce the potential for over-looking to be caused and ensure that privacy is maintained between neighbouring dwellings. The bathroom window shall be conditioned as part of the decision to be fitted with obscure glazing and fixed shut if lower than a height of 1.7m to ensure privacy levels are maintained. The second window is in position at first floor level along the rear elevation for a proposed bedroom. It is noted that there is an existing bedroom with a rear window in place which as a result of the development shall extend in depth by approximately 1m. Therefore it is considered that the proposed change would not create a significant additional impact to the neighbouring dwelling's amenity. The window is proposed to be set away from the side elevation creating a northerly view into the rear amenity space of No 533 only. Therefore on balance the installation of both these windows is considered to have a limited and acceptable impact.
- 7.9 Concern has been raised regarding light levels reaching the back garden of the neighbouring dwelling No 535. The sun rises in the east and sets in the west and the proposed extension at first floor level to the west of No 535 shall extend past the rear elevation of the dwellinghouse by approximately 1m. Therefore if light levels were to be impacted this would be for late afternoon and early evening sun however the 45 degree measurement has been applied to the proposed elevations and due to the minor depth of the extension past the existing rear elevation alongside both dwellings being set off the shared dwelling by at least 1m it is considered that adequate sun and light levels would be maintained.
- 7.10 Concern has been raised that the outlook from the neighbouring dwellinghouse (No 535) would be impacted as a result of the works. It is noted that the development at first floor shall bring the side elevation in closer proximity to the neighbouring dwelling and in particular to the only bedroom window in position along the first floor side elevation of No 535 Southleigh Road. The design proposes that the roof facing No 535 shall be hipped to provide a softer appearance, the development shall be set off the shared boundary by approximately by 1.5m and the depth of the extension shall only exceed the existing rear elevation marginally. The neighbouring dwelling at No 535 is also currently set off the shared boundary and it is considered that therefore on balance appropriate and acceptable measures have been made to reduce the impact caused to the outlook of No 535 Southleigh Road significantly enough to have a limited and acceptable impact.
- 7.11 Due to the significant screening in place from mature trees and the substantial gap between No 533 and the neighbouring dwelling to the west it is felt that the proposed development would not result in any adverse impact to this neighbours amenity levels and can therefore be considered acceptable.
- 7.12 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).

(iv) Parking

- 7.13 Concern was raised that the application site was not able to accommodate a vehicle that could turn and join the main road in a forward gear and that the allocated parking spaces did not comply with the Havant Borough Parking SPD. Therefore as a result of this concern a Parking Layout Plan (Drawing No -03 Rev A) was submitted that demonstrated that the amount of spaces provided did comply with the Havant Borough Parking SPD. A turning area was also provided in the plan to ensure that all cars could leave the site in a forward gear. This has met with no objections from the Highway Engineer and the decision shall be conditioned to ensure the development is carried out in accordance with the Parking Layout Plan and retained as such thereafter for future use.

(v) Trees

- 7.14 A concern was raised by the Arboricultural Officer in regards to the TPO Turkish Oak tree to the front of the site and that undue harm could be caused to it a result of the development. As a result a Tree Protection Plan (drawing No -03 Rev B) and Arboricultural Method Statement has been submitted alongside the application to address these concerns. The Arboricultural Officer is satisfied that as long as the measures outlined in the report are adhered to then the Turkish Oak tree should remain unharmed during development pending the parking area/driveway is not being upgraded or changed. The parking area and driveway will be carried out in accordance with the Parking Layout Plan (Drawing No -03 Rev A) which has been reviewed by the arboricultural officer as being acceptable and therefore these works are considered to be acceptable and shall be conditioned to be carried out in accordance with the arboricultural information submitted.

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/16/01140 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 with the exception of the timber cladding proposed for the external storage area to the west of the site as shown on the proposed elevations plan: Drawing No -04
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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved Parking Layout Plan Drawing No -03 Rev A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development shall be undertaken in accordance with the Arboricultural Method Statement and Tree Protection Plan (drawing No -03 Rev B) dated 25.01.2017 supplied by *Kim Gifford, Arboricultural Consultant*.

Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor side elevation facing No 535 serving the bathroom shall be fitted with, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be fixed shut if lower than 1.7m above finished floor level 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.

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

Proposed Elevations Plan: Drawing No -04

Proposed Site Plan with Ground and First Floor Plans: Drawing No-04

Existing Location Plan with Ground and First Floor Plan: Drawing No -01

Existing Elevations Plan: Drawing No -02

Arboricultural Method Statement Received via email 25.01.2017

Tree Protection Plan: Drawing No -03 Rev B Received via email 25.01.2017

Parking Layout Plan: Drawing No -03 Rev A Received via email 15.12.2016

Reason: - To ensure provision of a satisfactory development.