

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objections.

FAO Mr P Marshall, Development Engineer

The Highway Authority have no adverse comment to this application. I would suggest to the Planning Authority that they ask for a plan showing three car parking spaces.

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: 10

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
- (iv) Parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

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

7.3 The proposal would be visible from the public realm, although the property is set back from the highway by approximately 8.5 metres. Whilst not extending beyond the front (northern) elevation of the existing property, the proposal would result in a distinctive addition, however it is considered to be appropriate in relation to the existing design and streetscene. Although the increase in the original footprint of the property is not substantial, the development would result in a sizeable addition to the original volume of the property, yet it is considered that this can be comfortably accommodated within the extent of the site.

7.4 Regarding the two storey extension, there is adopted supplementary planning guidance in the form of the Borough Design Guide which 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 streetscene being

adversely affected. The two storey addition is set back from the front elevation by 2.9 metres and 2.7 metres from the eastern boundary and is subservient to the main dwelling by virtue of its width and height. The single storey extension is set in from the eastern boundary by 1.8 metres and whilst it has a maximum depth of 5.6 metres, the proposed height of 2.8 metres is modest. It is therefore deemed the proposal would not appear cramped in relation to the neighbouring property to the east or the existing streetscene.

- 7.5 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, which is diverse with a generally well spaced pattern of development.

(iii) Effect on neighbouring properties

- 7.6 The development would be visible from the adjacent properties, although the majority of the extension will be screened from the property to the west by the existing dwelling, with a depth of 1.5 metres of the two storey extension being perceptible from the neighbouring property at number 3. Whilst there are bi-fold doors in the western elevation of the single storey extension which extends 3.4 metres beyond the rear elevation of the dwellinghouse, it is of a modest height and there is a distance of 7.6 metres to the boundary which is well screened.
- 7.7 The two storey extension does not extend over the existing garage and the roof pitches away from the neighbouring property with a minimum distance of 2.7 metres from the eastern boundary. There are no windows or roof lights in the eastern elevation of the extension. The western elevation of the property at number 1 Wensley Gardens is 1 metre from the boundary with number 2 and has no windows at first floor. There is one window at ground floor which is obscure glazed and faces the side elevation of the garage of the application site.
- 7.8 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the east. A 45 degree angle test was carried out and denotes the extension would fall outside the overshadowing zone of both the ground and first floor windows of this property.
- 7.9 The properties opposite and to the rear are considered to be a sufficient distance away for any impact to be negligible. Consequently, it is considered that the proposal is unlikely to appear overbearing, intrusive 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.

(iv) Parking

- 7.10 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. The Council's Development Engineer has advised a parking plan showing three spaces should be provided. However, whilst part of the proposal is to convert the existing car port, the garage is to remain and it is considered there is existing sufficient parking on the site, meeting the requirements of Policy DM13 of the HBLP (Core Strategy). It is therefore considered a condition and parking plan is not deemed necessary in this instance.

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/16/01312 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:
Drg No. 1.01 Existing elevations, floor and roof plan
Drg No. 2.01 Proposed floor and roof plan
Drg No. 2.02 Proposed elevations plan
Drg No. 2.03 Location and block plan
Reason: - To ensure provision of a satisfactory development.