

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection. If permission is granted, the following informative would need to be added:

You are advised that facilitation pruning to the trees adjacent in your neighbours' property is required to enable your extension to be built. You should discuss this with your neighbour prior to undertaking any works.

Engineering/Drainage

No comment received.

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: 5

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 development would be visible from the public realm, although the property is situated in a varied streetscene and set back approximately 7 metres from the highway. The proposal, together with the existing extension would result in a reasonable increase to the overall volume of the of the property, although it is considered this can be comfortably accommodated within the extent of the site.

7.4 With respect to the first floor side extension, there is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that this type of scheme should be subservient to the main dwelling, set back from the building line with a lower ridge height than that of the existing property. It is deemed this part of the proposal meets this requirement and the revised plans propose a pitched and hipped

roof which slopes away from the neighbour at number 1 Seafields.

- 7.5 Regarding the revised single storey element of the scheme, the existing gap between the side elevation of the property and garage is to be infilled, together with a single storey rear extension with an increased depth to a maximum of 5.5 metres beyond the rear elevation of the existing garage.
- 7.6 It is considered the remaining elements of the development would update and regularise the external appearance of the property and would be suitable in relation to the existing dwelling.
- 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 new first floor side extension is to be constructed over the existing single storey addition to provide a wardrobe and ensuite for the master bedroom. Whilst it is to be built close to the boundary, there is only one new window in the front elevation and the neighbouring property at number 1 Seafields is set back approximately 9 metres from the rear of the extension with their garage situated in between. There will be no increase in the number of bedrooms at the property, consequently no additional parking provision will be required.
- 7.9 The depth of the extension projects 5.5 metres from the existing rear elevation of the garage and includes the addition of a sun room to the previously approved utility room. There are no windows in the side elevation of the sun room which projects marginally beyond the line of the existing garage, maintaining a minimum distance of 0.8 metres to the boundary with number 30 Warblington Road. A 45 degree angle test was carried out and indicates that the extension would fall outside the overshadowing zone of the adjacent window at the neighbouring property. The property to the rear is in excess of 30 metres away.
- 7.10 The proposal to the front of the property includes the continuation of the mono-pitched roof to the garage and a new canopied front porch which will regularise the facade of the property.
- 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/16/01225 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 new render work proposed at first floor level, 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. 1666-1010	Location and block plan
Drg No. 1666-201B	Existing ground and first floor plan
Drg No. 1666-301A	Existing elevations plan
Drg No. 1666-4030	Proposed ground and first floor plan
Drg No. 1666-503A	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.