

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Comments 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The new proposed rear extension will project 390cm from the main wall of the property. This is significantly deeper than the existing conservatory. In order to do this at 390cm, a substantial and established shrub will need to be removed. Removal of this will allow the occupants of the first-floor bedrooms to see directly into our garden and seated area, thereby impinging upon our privacy.	The removal of the hedge along the shared boundary is not considered as part of this proposal, the hedging is not controlled by any conditions and could be removed at anytime without the requirement of planning permission. Some form of overlooking already exists from the first floor windows located to the rear of the dwellinghouse, this is to be expected from residential development. The proposal seeks to reduce the number of windows within the rear first floor elevation from 5No. windows to 3No. windows.
I wish to register my objections to the proposed planning proposal for the two storey front extension on my neighbouring property.	See Section 7.

My objections are as follows: 1-the front extension over the existing garage, which itself is being extended forward, will create a large two storey wall on its north elevation. This will present an eyesore to me as I leave or return to the front of house and will both reduce light levels and open aspect from my property. 2- The front extension will extend beyond the existing building lines for the frontages of the properties in the street. This may set a precedent to encourage other home owners to extend their properties forward and possibly infringe on previous planning requirements	

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 first floor front extension would be visible from the public realm, extending part of the front elevation at first floor level by a depth of 2.33 metres to be flush with the front existing projecting ground floor elevation. The roof over the first floor extension will be an Asymmetrical gable design with an eaves height of 5.2m to the front northern elevation attaching to the existing eaves of the property, with the eaves to the front southern elevation at a height of 2.8m, the gable to the front elevation will have a maximum height of 6.4m. The height will be set down 0.25 metre below the existing ridge, maintaining the 8 metre distance from the front boundary. The southern facing roof slope of the extension will include the installation of a rooflight, with 2No. roof lights within the main front roof slope of the existing dwellinghouse. A small ground floor extension to the front southern elevation is proposed with a width of 0.75m and a depth of 2.33m flush with the existing front projecting elevation.

7.4 The rear element of the scheme is to demolish the existing rear single storey extension and replace it with a single storey rear extension extending across the whole of the rear of the property. The development would result in a modest increase to the original footprint and volume of the property, and it is considered that this can be adequately accommodated within the extent of the site.

- 7.5 The fenestration to the property is also to be amended. The existing windows at first floor level to the rear will be reduced from 5No. windows to 3No. windows spaced evenly. The front elevation will remove the existing windows and replace with 1No. window at first floor and ground floor level within the existing dwellinghouse with 2no. windows within the first floor of the front facing elevation of the extension, and a window at ground floor level of the southern elevation of the front extension. A new first floor window is proposed within the existing northern side elevation of the property to serve an en-suite bathroom, this window has been conditioned to ensure it is obscurely glazed to prevent any additional overlooking concerns.
- 7.6 The front and rear elevations of the property and extensions are proposed to be painted render 'white' in colour. This white render material is already partially existing on the front and rear elevations of the property and could therefore be carried out under permitted development.
- 7.7 Many of the properties within the streetscene of Cavendish Drive are varying heights, designs, materials and colours, although the proposal would alter the existing design of the dwellinghouse the proposals are considered to be of a high quality design and would not create a harmful impact upon the character of the streetscene 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 rear extension will have a distance of 26m to the boundary at the rear of the property and 36m distance from the rear facing elevations of the neighbouring properties to the rear of the property (No.2 & No.3 Cavendish Close), these neighbouring properties will mainly be screened the boundary treatment consisting of 1.8m wooden fencing and the trees and shrubbery along this boundary. It is therefore considered that any impact upon these neighbouring properties would be minimal and acceptable.
- 7.9 The alterations to the front of the property would have a distance of approximately 20m from the front boundaries and 28m from the front facing elevations of the neighbouring properties directly opposite the application site (No.30 & No.32 Cavendish Drive), it is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.
- 7.10 The proposed rear extension will maintain the 1m boundary distance from the neighbouring property to the north (No.33 Cavendish Drive), the proposal will have the same depth and height as the existing rear extension, there are to be no windows or doors inserted into the side facing elevation. The proposal will mainly be screened by the existing attached garage within the neighbouring property which is adjacent the shared boundary and the 1.8m wooden fencing boundary treatment. A window is proposed to first floor north side elevation of the main dwellinghouse, a condition has been recommended for this window to be obscurely glazed to ensure no overlooking concerns arise. It is therefore considered that the impact from the rear extension and the installation of a first floor window would be minimal and acceptable.

- 7.11 The proposed first floor extension have a 1.1m distance front the front side shared boundary and a 4.4m distance from the main front elevation of the neighbouring property to the north (No.33). A concern has been raised with regard to loss of outlook and light, a 45-degree angle test indicates that the extension will have a very slight impact on the ground floor window within the southern front elevation of the neighbouring property it is considered that any degree of impact is not considered so great as to constitute a defensible reason for refusal. With regard to the outlook this neighbouring property is set back 4.8m from the application site therefore the impact on outlook is already existing and the additional impact would again not be considered so great as to warrant a refusal. It is therefore considered any impact upon this neighbouring property would be limited and acceptable.
- 7.12 The proposed rear extension will have a 1m distance and a 4m distance from the side facing elevation from the neighbouring property to the south (No.29 Cavendish Drive), there are to be no windows or doors inserted into the side facing elevation. The proposal will mainly be screened by the existing 1.8m wooden fencing boundary treatment along this shared boundary. It is therefore considered that the impact from the rear extension would be minimal and acceptable.
- 7.13 The proposed front extension will have a 6.4m distance from the neighbouring property to the south (No.29), a window is proposed in the ground floor side facing elevation with a roof light proposed within the south facing roof slope of the first floor extension. Due to the orientation of the neighbouring property as well as the screening from the natural boundary treatment consisting of trees, shrubbery and the fact that the windows will be facing onto the frontage of the property which is already visible from the public domain. It is considered that any impact upon this neighbouring property from the front alterations would be minimal and acceptable.
- 7.14 Consequently, it is considered that the proposal will not 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).

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/22/00449 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 06 June 2022

Location Plan. Proposed Site Plan, Existing Floor Plans and Elevations - Drawing No. 9027 01 Rev B - Received 12 July 2022

Proposed Floor Plans and Indicative Perspectives - Drawing No. 9027 02 - Received 06 June 2022

Proposed Elevations - Drawing No. 9027 03 - Received 06 June 2022

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 The window at or above 1st floor level in the northern elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4; and

ii) be non-opening to a height of no less than 1.7m above finished floor level of the room the window serves.

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.

- 5 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.