

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: 11

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 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 porch will be located to the centre to the front of the property with a depth of 2m a width of 3m with a pitched roof with a maximum height of 3.9m, the proposed porch will be constructed with bricks and tiles to match the existing property. The proposed porch would be visible from the public domain due to its high quality design would not have a detrimental impact upon the character of the streetscene.

7.4 The proposed single storey extension would be located to the rear of the property, would have a depth of 6m spanning the width of the property (11.4m), the roof will have an eaves height of 2.9 with a maximum height of 3.7m, 3No. roof lights will be placed within the flat section of the extension roof. The materials to be used in the extension element of the proposal is render, the introduction of render to the property would not be out of keeping within the streetscene many of the properties within West Haye Road have rendered elements. The proposed extension due to its location to the rear of the property would not be readily visible from the streetscene. It is therefore considered this element of the proposal would be deemed appropriate.

7.5 The last element of the proposal is to extend the existing rear dormer in width to span the width of the rear roof slope and depth to be flush with the rear wall of the original dwellinghouse. There is to be a window installed within the eastern elevation of the dormer extension, as this window is not the primary source of natural light to the bedroom a condition has been added to the decision to ensure that this window is obscurely glazed to ensure the privacy of the neighbouring property to the east. The proposed alteration to the dormer would not have a detrimental impact upon the character of the dwellinghouse nor would it have a harmful impact upon the character of

the streetscene.

- 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 proposed porch would have a significant distance from the neighbouring properties to the front (in excess of 25m), to the east (6.7m) and to the west (5.7m) any impact upon these neighbouring properties would be considered minimal and acceptable.
- 7.8 The proposed single storey rear extension would have a distance of 2.5m to the shared boundary to the west, the extension would protrude slightly beyond the single storey rear extension of No.15, this neighbouring property would mainly be screened by the close boarded wooden fence as well as the trees and shrubbery along this boundary, there are to be no facing windows which would eliminate any overlooking concerns nor would the extension appear overbearing nor create a loss of light. It is therefore considered that the impact of the proposed extension to this neighbouring property would be considered minimal and acceptable.
- 7.9 The proposed single storey rear extension would have a distance of 1.5m to the shared boundary to the east, this neighbouring property would mainly be screened by the close boarded wooden fence along this shared boundary, there are to be no facing windows which would eliminate any overlooking concerns nor would the extension appear overbearing nor create a loss of light. It is therefore considered that the impact of the proposed extension to this neighbouring property would be considered minimal and acceptable.
- 7.10 The proposed extension and dormer extension would have a distance in excess of 35m from the neighbouring property to the rear. It is therefore considered that any impact from the proposals would be minimal and acceptable.
- 7.11 The proposed dormer extension would not have a significant impact upon the neighbouring properties to the east and west, there are to be no additional windows inserted within the west elevation and 1No. window inserted into the east elevation of the dormer, a condition has been placed on the decision notice to ensure the window within the east elevation of the dormer is obscurely glazed to ensure there is no additional loss of privacy No.19. It is therefore considered that the impact of the rear dormer extension to these neighbouring properties would be limited and acceptable.
- 7.12 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). 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00111 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 03 March 2022

Location Plan - Drawing No. MB 0821 PA 01 - Received 03 March 2022

Block Plan - Drawing No. MB 0821 PA 02 - Received 03 March 2022

Parking Plan - Received 03 March 2022

Existing Floor Plans - Drawing No. MB 0821 PA03 - Received 03 March 2022

Existing Elevations - Drawing No. MB 0821 PA04 - Received 03 March 2022

Proposed Floor Plans - Drawing No. MB 0821 PA05 - Received 03 March 2022

Proposed Elevations - Drawing No. MB 0821 PA06 - Received 03 March 2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 development shall not be brought into use until a minimum of 4No. 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.

- 5 The window at or above 1st floor level within the rear dormer in the eastern elevation of the building shall:-

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

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.