

5 Statutory and Non Statutory Consultations

HCC Arboricultural Consultancy

No comments received

Officer Comment: Works retrospective and the oak tree near to the garage subject to group TPO retained. It is unfortunate that given the retrospective nature of the scheme full impacts have not been able to be assessed in the usual manner.

Hampshire Biodiversity Information Centre

Within 50m Priority Habitat Coastal and Floodplain Grazing March

Officer Comment: It is not considered that the works would be harmful to this habitat.

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: 8

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) Flood Risk

- (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 Part proposal is for the retention of the front extension to the property. The front extension has a depth of 2m from the original front elevation wall, the roof design is a cat slide pitched roof with a front gable extending from the original roof ridge by a depth of 4.5m at a height of approximately 4.9m from the ground floor level. The extension has been constructed with render and roof materials which match the existing bungalow. The retention of the front extension is not considered to have a detrimental impact upon the character of the original dwelling, the design enhances the frontage of the property.

- 7.4 The second element of the proposal is for the retention of the single storey detached garage. The garage has been constructed with matching render as the bungalow and has been constructed adjacent the front southern boundary, with the vehicle entrance facing the western boundary. At present there is a two bar fence at a height of 1.2m partially along the southern boundary adjacent the garage. A new 1.8m close boarded wooden fence is proposed along the front southern elevation up to the entrance access replacing the partial boundary fence. The proposed new fence would help mitigate the current imposing visual impact of garage along this boundary frontage. The neighbouring property to the east (No.55 Rails Lane) similarly has an existing detached garage with its side elevation facing along the same southern boundary screened by a 1.8m close boarded wooden fence. It is therefore considered that the retention of the garage together with the proposed erection of a fence along the southern front boundary at a height of 1.8m would not be out of keeping or have a harmful visual impact along this section of streetscene of Norman Road.
- 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.

(iii) Effect on neighbouring properties

- 7.6 The proposal would not be readily visible and are therefore not considered to have a detrimental impact upon the neighbouring properties adjacent to the rear and rear side western boundary (Nos. 31 & 32 North Crescent) of the application site.
- 7.7 The rear facing elevations and rear garden areas of the neighbouring properties to the south (Nos. 25-28 (inclusive) Silversands Gardens) face the frontage of the front elevation of the application site. Due to the distance between the properties and the proposed new screening it is not considered that the proposals would have a harmful impact upon the visual amenities of these neighbouring properties.
- 7.8 The retention of the front extension is not considered to have a harmful impact upon neighbouring property adjacent eastern side shared boundary (No.55 Rails Lane), in terms of overlooking, loss of light, overshadowing or be overbearing in nature due to the distance of approximately 8m from the front extension to the rear facing elevation. The detached garage is mainly screen by the detached garage along the same boundary within the curtilage of the No.55, notwithstanding this the garage has an approximate distance of 8m to the side facing elevation of No.55. It is therefore considered any impact upon this neighbouring property from the retention of the garage and front extension would be minimal and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Flood Risk

- 7.10 The proposed alterations fall within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action. A Flood Risk matrix has been completed indicating flood proofing / resilience is incorporated.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00072 subject to the following conditions

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

Application Form - Received 30 January 2024
Flood Risk Assessment - Received 30 January 2024
Site Location and Block Plan - Drawing No. A111 - Received 13 March 2024
Proposed Elevations - Drawing No. A113 - Received 13 March 2024
Proposed Floor Plans - Drawing No. A112 - Received 13 March 2024
Site Sections - Drawing No. A114 - Received 13 March 2024
Streetscene Views - Drawing No. A115 - Received 13 March 2024
Streetscene and 3D Views - Drawing No. A116 - Received 13 March 2024
Tree Plan - Drawing No. A117 - Received 30 January 2024

Reason: To ensure provision of a satisfactory development.

- 2 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.

- 3 Within three months of the planning permission hereby granted the proposed 1.8m height close boarded wooden fence shall be erected along the front southern boundary adjacent to the garage hereby permitted.

Reason: To protect the visual amenity of the streetscene of Norman Road and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.