

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No Comment.

Councillor Liz Fairhurst

No Comment.

Councillor Phillipa Gray

No Comment.

Portsmouth Water

Thank you for consulting Portsmouth Water on the above application. Portsmouth Water have reviewed the application and have no concerns regarding impacts to groundwater quality.

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

- (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 rear extension has brickwork to match the existing property with an EPDM roof. This is in keeping with the context of the main dwellinghouse.

- 7.4 Due to the extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the extension is deemed to be subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.
- 7.4 The design and appearance of the extension 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

- 7.5 The alterations on the south west side facing No.37 Woodgreen Avenue are not considered to have an adverse impact on the residential amenity of the neighbouring occupiers.
- 7.7 On the north east side facing No.33 Woodgreen Avenue there has been an increase of approximately 0.3 metres in height to the rear extension due to a parapet wall being constructed. Whilst it is considered to be more dominant to the residents of No.33, on balance it is not considered to be sufficiently harmful to warrant a refusal. Therefore, on balance it is considered to be acceptable.
- 7.8 There would be no material alterations to the rear to be of concern. The reposition of the rooflight it is not considered to be materially harmful to the surrounding properties.
- 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).

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.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00255 subject to the following conditions

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

Proposed Floor Plans - 21034-403 REV C
Proposed Elevations - 21034 502 REV A

Reason: To ensure provision of a satisfactory development.