

Changes to several windows, including their sizing, are also proposed. The external design would be contemporary and use a mix of render and vertical timber cladding, with aluminium windows and doors.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Ecologist

The application is not accompanied by any ecological information, and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The proposal is for small extensions to the modern bungalow, which are not likely to impact areas with potential to support protected or notable species. On balance I consider the potential for ecological impacts to be very limited and full ecological assessment is not justified.

Southern Water

require a formal application for any new connection to the public sewer
surface water discharge should follow part H3 of Building Regs, including reuse

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and offers NO OBJECTION.

Natural England

None 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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 In footprint terms the proposed alterations effectively extend the development across the full width of the site. But the bike store is set back and lower at 2.2m high, and linked to the 3m high entrance canopy parapet roof. Both would be constructed of vertical timber cladding to add visual interest. In terms of scale of development this side bike store and canopy would be appropriately recessive and subservient. The rear side extension would be lower than the existing pitched roof garage and would not be visible behind the front bike store and entrance. Due to the low profile of the side additions, the skyline and sense of space around the dwelling would not be affected.

7.4 The proposed development would alter the external appearance of the dwelling by making it more contemporary, but within this mixed area and being a relatively spacious and screened site, it is not considered that this would not be harmful to the overall visual character of the area. Therefore, the design and appearance of the proposal is deemed appropriate, 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) Impact upon residential amenity

7.5 The existing garage is set very close to the boundary and side elevation of number 32, with the eaves overhang right on the boundary. The proposed replacement side extension would have an identical footprint, but with flat roof and parapet. This would avoid the eaves overhang and lower the height of the structure adjacent number 32, having some benefit and lessening the impact on the occupiers of number 32.

- 7.6 There would be no change to the scale of the existing dwelling on its western side so the relationship with number 28 would not alter. Being a single storey development only, with intervening boundary fences, the window changes would not result in any additional overlooking or harm to amenity. The majority of the proposed larger windows are set within the south and west elevation of the inner courtyard and would have sufficient separation and boundary screening to not cause any harm to neighbouring amenity.
- 7.7 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.

(iv) Parking

- 7.8 The proposal would result in the loss of the garage and side drive, but the existing frontage would remain available for the parking of cars. As a 4 bed dwelling, 3 on site spaces would be needed to meet the Parking SPD, and there would remain sufficient room for these. Therefore there is no objection to the proposal on highway grounds.

8 Conclusion

- 8.1 The scale, siting and contemporary design of the revised proposal would have limited and acceptable impact on the character of area and 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/22/01048

(A) 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:

Site and Block Plans - Drawing Number 532 PL01 Rev P
Proposed Floor Plans - Drawing Number 532 PL05 Rev P2
Proposed Elevations South, North & East - Drawing Number 532 PL06 Rev P2
Proposed Elevations West and Courtyard South & North - Drawing Number 532 PL07 Rev P2

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.