

5 Statutory and Non Statutory Consultations

Not required

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

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

Single storey rear and side extension

7.3 A single storey wrap around extension is proposed following the demolition of the existing side garage and rear conservatory. The side extension will be flush with the original front western elevation, a width of 2.4m is proposed taking the extension up to the western boundary, the extension would then have a depth of approximately 14.1m, then spanning across the rear elevation with an approximated width of 9.9m, with a depth of 6m attaching to the original rear wall. The side element will have a hipped design to the front and rear with 2No. roof lights within the flat roof element. The rear extension will be flat roofed with 3No. rooflights proposed. The floor level of the site is higher at the front and steps down toward the rear. The proposed side element would therefore have increased maximum height toward the rear than at the front. The maximum roof height to the front elevation is proposed at approximately 3.3m with the maximum height toward the rear at an approximate maximum height of 3.7m. The maximum height of the rear flat roof extension is proposed at 3.1m.

7.4 Due to its location to the rear the rear extension would not be visible to the public realm. The side element of the proposal would be visible from the public realm of Crestland Close and Hazleton Way. The streetscene is diverse in nature and it is not considered the proposed single storey rear and side element would have a harmful impact upon the

character of the streetscene or locality.

Single storey front porch extension

- 7.5 A single storey porch extension is proposed to the western front elevation of the existing protruding front element. The proposed extension would have a depth of 1.3m, a width of 2.3m and a maximum height of 3.2m. A roof canopy and rendered pillars will extend a further 0.9m from the front elevation of the proposed porch. It is not considered the proposed front porch extension would have a harmful impact upon the character of the streetscene or locality.

Roof alteration to include rear dormer with balcony and privacy screening.

- 7.6 A large flat roof dormer is proposed to the rear elevation roof slope. The proposed dormer would have a depth of 3m, a width of 8.1m and a height of 2.6. The dormer would include French doors which would open out towards a proposed balcony area upon the flat roof element of the rear extension. The balcony area would have a depth of 2.3 and a width of 6.9m. A 1.8m privacy screen is proposed to the eastern and western side elements of the balcony. A condition is recommended should planning permission be approved to ensure the proposed screening is obscurely glazed to eliminate any overlooking concerns.

Front dormer and alteration to existing front gable.

- 7.7 A small, pitched roof dormer is proposed to the western front roof slope. The window to the dormer will be similar in appearance and size to the ground floor window located directly below. Many of the properties within the immediate locality have dormers of varying sides within the front roof slope it is therefore not judged to be visually harmful to the character of the streetscene.
- 7.8 The proposed front gable alterations would include enclosing the side elevations and extending the existing gable roof over the existing balcony located to the front. The existing French door and 2No. windows will be replaced with 1no. balcony door with 1No. full length glazed window either side and with the same maximum height as the proposed door. The proposed redesign of the front gable would be considered of a high quality contemporary design improving the frontage of the dwellinghouse. It is therefore not judged to be visually harmful to the character of the streetscene.

Change roof material to grey slate roof tiles

- 7.9 It is proposed to replace the whole of the existing hung tiled roof with grey slate tiles. This alteration would be in keeping with the contemporary design of the property. Many properties within the locality have altered the roof material to grey slating. This roof amendment is therefore not judged to be visually harmful to the character of the streetscene.
- 7.10 The design and appearance of the proposals are 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

- 7.11 Due to the distances to the neighbouring properties to the front and west the proposed front porch extension; front dormer and gable alterations are considered to have a minimal and acceptable impact.

- 7.12 The proposed gable alterations are not considered to create a any further impact than what is already existing to the neighbouring property to the east No.9 Hazleton Way. The proposed porch extension and front dormer are a significant distance and would not be would not be readily visible to No.9. It is therefore considered the impact form these proposals would be minimal and acceptable.
- 7.13 The proposed wraparound extension would be built up to the shared boundary with the neighbouring property to the west No.4 Crestland Close. The proposed extension would be adjacent to the existing wrap around extension within the neighbouring property. The proposed rear extension will protrude a further 3.2m from the rear elevation of the adjacent neighbouring. Although the proposed extension would have an impact upon the morning light to a window which serve a study. It is noted that this room also benefits from a roof light which would not be impact the proposal. It is therefore considered that the impact upon this neighbouring property from the proposed wraparound extension would be limited and acceptable.
- 7.14 The proposed wraparound extension would be built up to the shared boundary with the neighbouring property to the west No.4 Crestland Close. The proposed extension would be adjacent to the existing wrap around extension within the neighbouring property. The proposed rear extension will protrude a further 3.2m from the rear elevation of the adjacent neighbouring. Although the proposed extension would have an impact upon the morning light to a window which serve a study. It is noted that this room also benefits from a roof light which would not be impact the proposal. It is therefore considered that the impact upon this neighbouring property from the proposed wraparound extension would be limited and acceptable.
- 7.15 The proposed rear dormer would have an approximate distance of 0.9m, with the proposed rear balcony having an approximate distance of 1.9m to the shared boundary with the neighbouring property to the east No.9 Hazleton Way. The proposed balcony would be screened by a 1.8m privacy screen to the eastern elevation to alleviate any overlooking concerns a condition will be recommend that the privacy screen is to be obscurely glazed and always remain thereafter unless otherwise agreed by the Local Planning Authority. It therefore not considered that the proposed dormer and balcony would have a harmful impact upon this adjacent neighbouring property in terms of loss of privacy or overlooking. Therefore, the proposed impact would be considered acceptable.
- 7.16 The proposed rear element of the wrap around extension would have a minimum distance of 1.3m from the shared boundary and 2.4m from the rear facing elevation of the neighbouring property to the east No.9 Hazleton Way. The proposed extension will protrude a further 1.6 from the rear elevation of the adjacent neighbouring property's rear extension. 2No. windows are proposed within the side elevation of the proposed extension. These windows would be partially screened by the 2m boundary treatment wooden fencing. It is therefore considered that the proposed extension would have a minimal and acceptable impact upon this neighbouring property.
- 7.17 The proposed rear dormer and rear balcony would have an approximate distance of 2.8m to the shared boundary with the neighbouring property to the west No.4 Crestland Close. The proposed balcony would be screened by a 1.8m privacy screen to the western elevation to alleviate any overlooking concerns a condition will be recommend that the privacy screen is to be obscurely glazed and always remain thereafter unless otherwise agreed by the Local Planning Authority. It therefore not considered that the proposed dormer and balcony would have a harmful impact upon this adjacent neighbouring property in terms of loss of privacy or overlooking. Therefore, the proposed impact would be considered acceptable.
- 7.18 The rear garden and rear boundary have a significant lower ground floor level than the

dwellinghouse. The application site benefits from a long rear garden with an approximate 27m distance from the proposals located to the rear elevation to the rear boundary, and an approximate 51m to the rear facing elevation of Nos. 13& 15 Fairmead Walk. It is therefore considered any impact from the proposals to the rear would have a minimal and acceptable impact upon these neighbouring properties

- 7.19 Consequently, it is considered that the proposals 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) Parking

- 7.20 The proposed extension would create an additional bedroom taking the property from a 3 bedroom property to a 4 bedroom property. In order to comply with the Borough's Parking SPD three parking spaces are required to be provided onsite. The proposed Block Plan has shown there is sufficient space to the front of the property for the parking of 3no. vehicles therefore the works are considered to be acceptable and accord with the SPD.

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00978 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 11 December 2024

Location and Block Plan - Drawing No. 23007-PL001 REV C - Received 06 February 2024

Existing and Proposed Ground Floor Plan - Drawing No.23007-PL002 REV A - Received 17 January 2024

Existing and Proposed First Floor Plan - Drawing No. 23007-PL004 REV B- Received 06 February 2024

Proposed Elevations - Drawing No.23007-PL005 REV B - Received 06 February 2024

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 balcony hereby approved shall not be brought into use until the privacy screens as shown on the approved plans Plan No. 23007_PL005 REV B have been installed to the east and west elevations at a height of 1.8m with an obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The privacy screens shall remain in situ and retain the approved height and obscuration level unless otherwise agreed by the Local Planning Authority.
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.