

- 3.4 An additional plan showing parking provision within the site was submitted during the course of consideration of the application. As this was for clarification purposes, it was not considered necessary to reconsult on this additional information.

4 Policy Considerations

National Planning Policy Framework 2021
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)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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: 6

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) 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 management criteria.

7.3 As noted above, permission has previously been granted for a similar proposal (APP/22/00371).

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

7.4 As was previously the case, the proposal would completely transform the existing dwellinghouse, however, as noted above, there are a variety of styles and design in the immediate vicinity and the remodelled house would not be out of place in this context.

7.5 The difference on this scheme is that the proposed single storey rear extension would now have a flat roof and glass lantern.

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) Impact upon residential amenity

7.7 As noted above, there is an unusual siting of a dwellinghouse immediately to the rear of the host dwelling known as 74a. This does have a side window in the south eastern elevation, however, there is an existing intervening timber fence that already blocks this window to some degree. The proposals have been amended during the course of consideration of the application in that the proposed single storey rear element has been omitted thereby reducing the potential impact on No.74a. Whilst the scale and massing of the existing dwelling house would increase, it is not considered to result in a detrimental impact on the amenities of No.74a and is not dissimilar to the previously approved scheme.

7.8 In terms of potential impact on No.76, this is a two storey dwelling house with a large detached garage to the front. No additional windows are proposed in the north western elevation and therefore, there would be no increase in overlooking to No.76 as a result of the development. An appropriate condition can be imposed restricting any additional windows at first floor in this elevation.

- 7.9 In terms of potential impact on No. 72, whilst the proposed development would result in the extended property becoming nearer the south eastern boundary, it would still be set off the boundary by a minimum of 1.086 metres at the front reducing to 0.921 metres at the rear. The relationship between the heights of the properties would not be dissimilar to the current situation between the host dwelling and No. 76. It is acknowledged that there is a height and massing difference between properties in this part of the road and that forms part of its character in that properties are of individual design. As such, it is not considered to result in any overbearing impact on No. 72 adjacent. No additional windows are proposed in the first floor south eastern elevation which can be controlled by an appropriate condition restricting additional windows at first floor in this elevation.
- 7.10 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

- 7.11 The existing dwellinghouse has 3 bedrooms requiring the provision of 2 parking spaces, which clearly it does. The proposal would result in a 3/4 bedroom dwellinghouse requiring the provision of potentially 3 parking spaces.
- 7.12 In this regard, the applicant's agent has provided an additional plan to illustrate that sufficient parking provision (3 spaces) can be accommodated on the site in accordance with the Council's parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal (as amended) would have limited and acceptable impact on the neighbours and the character of the area 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/22/01022 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:

LOCATION PLAN

005 REV A - PROPOSED AND EXISTING BLOCK PLANS

006 - PARKING PLAN

003 REV A - PROPOSED FLOOR/ROOF PLANS

004 REV A - PROPOSED ELEVATIONS

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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 car parking, shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions being first brought into use and shall be retained thereafter for their intended purpose.

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 2021.

- 5 The development hereby permitted shall have no windows or other openings inserted into the north western or south eastern elevations at first floor level, unless planning permission has first been granted by the Local Planning Authority.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.