

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

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: 11

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) 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

7.3 This proposal has been amended following its initial submission following concerns raised in regards to potential overshadowing to rear elevation windows at no 43 to the east . The proposed rear extension has subsequently been moved across to the west

side where the relationship between the site and adjacent property is different and is assessed under the 'Impact on neighbour amenity' section below.

- 7.3 This proposal comprises a single storey extension to the front of the property which would have dimensions of approximately 1.6 metres depth , 4 metres width and a height of 3.2 metres. The extension would have a hipped, monopitched roof with a window to the front elevation serving the extended living room. Other alterations are also proposed to the front of the property whereby the internal garage is proposed to be converted into a study, w/c and utility room. The existing flat roof would be altered to be hipped inwards to match the proposed front extension. A front elevation window would replace the garage door and a door would be added to the side (east) elevation serving the utility room . Proposed materials include split face slate cladding to the ground floor front elevation, roof tiles to match existing and render to the remainder of the dwelling. The windows are also proposed to be replaced in upvc colour Anthracite grey .
- 7.4 Also proposed is a single storey rear extension with dimensions of approximately 5 metres depth, 4.5 metres width and 3 metres height with a flat roof. This would have bi-fold doors to the east elevation and would create a dining area , also allowing for other internal reconfigurations . The rear living/dining area would also have bi-fold doors to the rear elevation.
- 7.5 The proposal would result in a front facade which would look similar to no 66 which is located on the opposite side of Southbrook Road. The extension to the front elevation would appear uniform with the hipped roof design reflecting that of the main roof. The proposed rear extension would not be out of scale with the host dwelling and would not be highly visible from the public realm . There are a range of materials including render and cladding used within the immediate streetscene and the proposed changes to materials are deemed to be acceptable.
- 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) Effect on neighbouring properties

- 7.7 To the east of the application site is no 43 Southbrook Road. This property has a garage to the side with a music/living room to the rear served by a rear elevation window and to the side of that is a kitchen window also on the rear elevation. The proposed rear extension would be located away from this side boundary and would not infringe upon light received by the rear windows or result in any overbearing impact to this property.
- 7.8 To the west of the application site is no 47 Southbrook Road. No 47 is located further back towards the south and therefore the proposed extension would not infringe upon the 45 degree line of the closest window - there is a garage to the side of no 47 and the extension would only project slightly beyond the garage to the rear. The rear extension proposed is therefore not deemed to result in harm to the amenity of no 47. Likewise, the front extension would be separated from the closest front window by the garage at no 47 and therefore would not impact the front elevation windows at no 47.
- 7.9 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

- 7.10 This proposal would result in the loss of the internal garage space however the driveway could just accommodate 3 parking spaces in tandem at 4.8 metres depth each.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on 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/22/00302

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:

JRD22-002-102-A Amended proposed floor plans
JRD22-002-002-A Amended site plan
JRD22-002-103-A Amended proposed elevations
Location plan uploaded 14.04.2022

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.