

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments 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: 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) 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 The proposed single storey rear extension is considered acceptable in terms of its impact on the character of the area.

7.4 The previously proposed front dormer window has been removed from the proposals in favour of rooflights, which are considered acceptable in terms of their impact on the

visual amenities of the street scene.

- 7.5 The report on the previous proposals (APP/21/01175) considered that there would be a significant amount of the existing roof that was being changed which would result in a prominent and top heavy bulky appearance out of character with the area and detrimental to the visual amenities of the street scene.
- 7.6 It is considered that by the removal of the previously proposed front dormer window this has significantly reduced the bulk and massing of the proposed development to an acceptable extent and would not be dissimilar to other dormer windows that have received planning permission. The proposed dormer window would be set back from the eaves and it is considered that there would be no adverse impact on the character of the area as a result of the development.
- 7.7 Were it not for the proposed cladding material, the proposed dormer window would fall within permitted development. It is noted that there are other dormer windows in the locality which have similar cladding and the use of such a material is considered acceptable in this context.
- 7.8 The design and appearance of the proposed development is deemed appropriate in context to the main dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). 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

- 7.9 It is considered that the proposed single storey rear extension would not result in any adverse impacts on neighbouring properties by reason of overbearance or loss of light.
- 7.10 It was previously acknowledged regarding potential overlooking and loss of privacy that the site was in an urban location where some mutual overlooking does occur and there is already an element of overlooking from the existing first floor windows. It is considered that the proposal would not result in significant increase in overlooking sufficient to warrant a refusal on these grounds.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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 revised scheme.

(iv) Parking

- 7.12 The current proposals would not increase the number of bedrooms; however, the applicant has submitted a parking plan demonstrating adequate parking spaces can be provided.

8 Conclusion

- 8.1 The scale, siting and design of the works 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/21/01449 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:

74 HAZLETON 11 REV C - LOCATION PLAN

74 HAZLETON 10 REV C - BLOCK PLAN

74 HAZLETON 07 REV C - PROPOSED PLANS

74 HAZLETON 05 REV C - PROPOSED GROUND AND FIRST FLOOR PLANS

74 HAZLETON 08 REV C - PROPOSED ELEVATIONS

74 HAZLETON 06 REV C - PROPOSED LOFT AND ROOF PLANS

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Walls: Bricks to match existing/horizontal cladding

Roof: Tiles to match existing

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.