

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

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: 15

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

(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 Following the demolition of the existing garage and rear conservatories, the proposal is to replace the existing garage, with a flat roof garage within the same footprint, the garage will then be extended at an additional depth of 4m to the rear, this extension would then span the existing width of the rear elevation of the property (9.3m) which would then attach to the rear south east elevation with a depth of 2.61m. The roof to the extension will be partially flat roofed (from the garage to part of the rear south west section of the extension) with the existing south east gable being extended to be inline with the rear extension. The flat roofed element would have a maximum height of 2.6m with the rear gable element a continuation of the existing gable with a maximum height of 4.2m. There are to be 2No. rooflights inserted into the rear of the eastern side roof slope to allow more natural light into the kitchen extension.

7.4 Part of the proposal is for the change of material to all existing and proposed elevations of the property, the material which is proposed is a painted render white in colour. Many of the properties within the streetscene and locality have painted render elements to elevations or have all elevations as painted render. The streetscene is a mix of external materials such as brick and painted render it is therefore considered the change of material to the property would not be out of keeping as in such to create a harmful visual impact upon the streetscene or character of the area.

7.5 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

- 7.6 The neighbouring properties to the front elevation of the property are in excess of 30m from the proposed development, it is therefore considered that any impact upon these neighbouring properties would be minimal and acceptable.
- 7.7 The proposed extension is approximately 7m from the rear boundary and 12m from the rear/side facing elevation with the neighbouring property to the south (No.17 Verbena Crescent), the proposed development would be partially screened by the 1.8m wooden close boarded boundary fencing. It is therefore considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposed extension will maintain the 1m gap to the eastern boundary, and the 6m distance from the proposal to the rear facing elevation of the neighbouring property to the east (No. 19 Verbena Crescent), the proposed extension would not have any additional depth than the conservatory which is to be demolished, the 1.8m close boarded wooden fencing will remain as the boundary treatment which would partially screen the proposal. Although there are to be 2No. roof lights inserted in to the roof slope facing this neighbouring property due to their height and location they would not create any additional overlooking or loss of privacy concerns. It is therefore considered that the impact upon this neighbouring property would be considered limited and acceptable.
- 7.9 The replacement garage and proposed rear extension will be built up to the shared boundary line with the neighbouring property to the west (No. 56 Cotwell Avenue), there will be a 4.5m distance from the proposal to the rear/eastern facing elevation of this neighbouring property and they would be partially screened by the 1.8m close boarded wooden fencing along the shared boundary as well as the detached garage within their curtilage along their eastern boundary line. It is therefore considered that the impact upon this neighbouring property would be limited and acceptable.
- 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.

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/21/01050 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 13 September 2021

Location Plan - Received 13 September 2021

Block Plan - Received 13 September 2021

Existing Plans - Drawing No. PG.6166-21-1 - Received 13 September 2021

Proposed Plans - Drawing No. PG.6166-21-2 - Received 13 September 2021

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.