

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.

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: 23

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) CIL
- (v) 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 comprises a dormer and rooflight to the front elevation, a dormer to the rear elevation and a single storey rear extension. The proposed front dormer would be sited above the front door and would have a flat roof. It would have dimensions of approximately 2.3 metres width, 1.3 metres height and depth of 1.6 metres. The proposed rear extension would be larger in size, also with a flat roof- this would be centrally sited in the roof slope. The rear dormer would have dimensions of approximately 6.5 metres width, 1.5 metres height and 2.25 metres depth. These dormers would create habitable space at first floor level which would comprise of a master bedroom with a walk in wardrobe and ensuite. Proposed materials include plain clay tiles to the dormer cheeks to match existing and painted timber soffits and fascias.
- 7.4 Also proposed is a single storey rear extension. This would have dimensions of approximately 5.4 metres depth, 14.2 metres width and 3.1 metres height with a flat roof. The roof height would come above the eaves height of the main property. This extension would create an open plan kitchen/dining area with two sets of doors and two windows to the rear elevation.
- 7.5 The proposed front dormer is considered to be relatively modest in scale and is deemed an acceptable addition to the front roof slope. The property is set back from the road and the dormer is set in from the sides of the roof remaining subservient in appearance. The proposed rear dormer is of a generous width however is also set within the sides, down from the ridge and up from the eaves and would not overwhelm the rear roof slope. The proposed rear extension is judged to be a fairly large addition and the height difference between the extension and the eaves of the main dwelling is not particularly subtle when viewed from the side elevation however on balance, this would not be highly visible.
- 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 south of the application site is no 126B Southleigh Road. The rear dormer would have views down the rear garden of the application site and is not judged to result in harmful overlooking to private amenity spaces. No 128 is set back behind no 126B and there is approximately 5.5 metres separation distance between both properties. Due to the separation distance the proposed rear extension is not deemed to result in unacceptable overshadowing to this property.
- 7.8 To the north of the application site is no 130 Southleigh Road. There is a ground floor window on the side elevation of no 130 facing back towards the application site and this is in line with the existing lean to to the side of no 128 which would be removed as part of this proposal. Whilst there would be some impact on the outlook of this window, a rear extension with a slightly lowered height and depth could be built under permitted development which would have a similar impact and therefore the impact of this extension is considered to be acceptable. The rear dormer would have views down the rear garden of the application site and is not judged to result in harmful overlooking to private amenity spaces.

7.9 To the rear of the site are the rear gardens of nos 4 and 5 Spindle Close. The back to back distance between no 128 and no 4 directly to the rear would be approximately 34 metres which exceeds the minimum separation distance of 20 metres as stipulated in the Havant Borough Design Guide.

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) CIL

7.11 This proposal would result in 117m² additional floorspace and is therefore CIL liable to an amount of £13,914.64. The applicant has applied for self build exemption.

(v) Parking

7.12 This proposal would result in 1 additional bedroom totalling 3 bedrooms . This bedroom number requires 2 parking spaces on site and these could be accommodated on the driveway to the front of the property.

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/21/01237 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:

002-19-11-2021 Proposed floor plans
003-19-11-2021 Proposed plans and elevations
004-19-11-2021 Existing and proposed elevations
005-19-11-2021 Location and site plan

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.