

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
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Submission Version Havant Local Plan

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: 7

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 The proposal has been designed to sympathetically relate to the host dwelling, using materials to match those of the existing dwelling. It is noted that there were other examples along Southbrook Road of similar style extensions, which sit comfortably within the streetscene and maintain the prevailing spacing and character found within the immediate vicinity. This too is maintained through the spacing between 39 and 41.

- 7.4 In order to ensure that sufficient on-site parking is provided for the extended dwelling (four bed to five bed) a condition will be attached requiring three onsite parking spaces are provided on site (this will include the retention of the garage for parking only). It is considered this will ensure the character of the area is retained, especially as there is limited on street parking available. This approach is consistent with other recent developments of a similar nature in the area.
- 7.5 The second element to this application is to replace the existing porch onsite which is constructed of glass. The proposal includes the demolition of the existing porch and the construction of a single storey porch made up of matching facing brick with a mono-pitch roof constructed with concrete tiles to match the existing roofline. The design of the proposed porch is considered to be sound and in keeping to the existing design of No 39, offering an attractive uplift to the dwellinghouse. Materials are proposed that shall match the existing dwelling and it is therefore considered that the proposed porch should not look out of place and should preserve the existing character of No 39 and streetscene along Southbrook Road.
- 7.6 It is therefore considered that the proposed porch and two storey side extension 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 The proposed extension is to be attached to the western elevation of the property and it is therefore considered that the proposal will not have an adverse impact on the occupiers of the property to the east.
- 7.8 There is a separation distance of around 30m from number 39 and dwellings to the front (north) and 40m between the application dwelling and those to the rear (south). There would therefore be no other harm to neighbour amenity.
- 7.9 A separation distance of approximately 5m would be retained between the flank wall of the extension and immediate neighbour 41, with the detached garage of 41 being sited in between these two dwellinghouses. This distance and relationship will ensure there is no significant reduction in light levels, overshadowing, or overbearing effect. No windows or openings are shown in the flank wall of the extension and the proposed first floor window at the rear serves an en-suite so there would be no overlooking or loss of privacy either.
- 7.10 The proposed porch shall replace the existing glass material with facing brick, therefore removing and reducing the element of over-looking caused from the existing design. Two new windows are proposed along the side elevations of the porch however these are not considered to lead to significant over-looking nor a loss of privacy to neighbouring dwellings as the proposed works shall be set in from both elevations and be set adequately away from the neighbouring dwellings on either side. Screening is also provided from the hedging along the side curtilage of No 39 and it is therefore felt that the development should have a limited and acceptable impact.

- 7.11 Consequently, it is considered that the proposals would 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/21/01047 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 02 November 2021
Location and Block Plan - Drawing No. 06/151-011 - Received 02 November 2021
Existing Ground Floor Plan - Drawing No. 06/151-001 - Received 02 November 2021
Existing First Floor Plan - Drawing No. 06/151-002 - Received 02 November 2021
Existing Elevations - Drawing No. 06/151-003 - Received 02 November 2021
Proposed Ground Floor Plan - Drawing No. 06/151-008 - Received 02 November 2021
Proposed First Floor Plan - Drawing No. 06/151-009 - Received 02 November 2021
Proposed Elevations - Drawing No. 06/151-010 - Received 02 November 2021

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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway 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.

- 5 The development shall not be brought into use until a minimum of 3No. parking spaces (which includes the integral garage as 1No. space) have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.