

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

No Comment.

Hampshire County Council Highways

The Highway Authority would have no objections to the above application.

Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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: 4

Comment	Officer Comment
Overlooking/loss of privacy	Please see Section 7.
Increase in size and bulk	
Out of keeping with character of the area	
Loss of light	

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) Highways
- (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 The proposed development would involve an additional storey, a new porch, alterations to fenestration and extend dropped curbs. The proposed additional floor would go above part of the existing bungalow and increase its ridge height by approximately 2.6 metres to a maximum height of approximately 7.2 metres. It would serve 3 bedrooms, an en-suite and a bathroom. The proposed porch would go to the front of the property and would have a width of approximately 3 metres, a depth of approximately 1.5 metres with a pitched roof having a maximum height of approximately 3.6 metres.
- 7.4 The proposed development would have render to match the property with slate contrasting ridge tiles. This is considered to be in keeping with the context of the main dwellinghouse and character of the area. It is worth noting there is a variety of roof tiles within the immediate vicinity.
- 7.5 The proposed works would be visible from the street scene. The property is offset from Staunton Avenue road by approximately 18 metres therefore it is not deemed to have an adverse impact upon the street scene. There is also a two storey property to the south (No.56 Staunton Avenue) and various other chalet bungalows within the vicinity therefore it is not considered to be out of keeping with the character of the area. The proposed works would increase the size of the property however due to size of the plot and the amenity space it is considered to be appropriate.
- 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 front of the property there would be a window and door within the proposed porch. These views would face out onto the driveway and road therefore it is not considered to have an adverse impact on overlooking.
- 7.8 To the south side facing the shared boundary with No.56 Staunton Avenue there would be two high level windows within the proposed first floor serving bedroom 1. These would be non looking windows therefore it is not considered to cause overlooking to No.56 Staunton Avenue. Furthermore, the side wall of the property and the side wall of No.56 would be approximately 7 metres apart therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property. It is also worth noting the proposed additional storey would not

extend out further than the rear wall of No.56. There would also be revised fenestration to the single storey family room with views screened by the existing hedging therefore it is not deemed to cause harmful overlooking.

- 7.9 To the north side there would be no additional side windows at first floor level facing the shared boundary with No.52 Staunton Avenue. Furthermore, the side wall of the property and side wall of No.52 Staunton Avenue would be approximately 6 metres apart offset by a driveway therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property. Within the family room there would be a new roof lantern. This is not considered to have an adverse impact on any of the surrounding properties.
- 7.10 To the rear of the property there would be four windows within the first floor level, 2 serving bedrooms and 2 serving bathrooms. These views are considered to be appropriate within the context of a residential area and not deemed to cause a harmful loss to the immediate privacy of No.52 Staunton Avenue and No.1 St Helens Road. To the north side there is existing 1.8 metre high fencing and a tree which would partly screen any direct views into No.52. To the rear there is existing hedging and shrubs and the two storey part of the property would be approximately 19 metres from the shared boundary with No.1 St Helens Road therefore it considered to be acceptable.
- 7.11 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).

(iv) Highways

- 7.12 The proposed development would involve extensions to the two dropped kerbs to the front of the property. Hampshire Highways were consulted on this application and raised no objection. An application for the dropped kerbs would also need to applied for to Hampshire County Council.

(v) Parking

- 7.13 The proposed development would result in 4 bedrooms within the property. There is sufficient car parking on site to accommodate 3 car parking spaces therefore in accordance with the Havant Borough Parking Standards SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00410

- 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:

Location and Block Plan - 101A

Proposed Floor Plans - 402D

Proposed East and North Elevations - 503D

Proposed South and West Elevations - 504D

Proposed Site Plan - 103

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.