

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Development Engineer - Highways Comment:

No adverse comment in regards to this application

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

1. Objection- Concerns over noise caused during construction and in particular from the noise of music being played by the workman.
2. In support of the application.
3. Objection- Concerns over a loss of light and outlook to neighbouring dwelling at No.9; loss of privacy from the french doors shown at first floor level in the rear elevation; overlooking between the roof light serving the rear extension and the first floor windows of the adjoining property; and a loss of symmetry to the front elevation of the pair of dwellings to which No.11 belongs.

Comment: Most comments made will be responded to within the Planning Considerations (Section 7) of the report however in response to the concern raised regarding the construction noise, an informative will be included with the decision to advise when construction should take place in order to ensure these activities are within sociable hours. The music played by workman during construction is not something that could be reviewed as a planning consideration and it is recommended that this is discussed between neighbours before development commences. If unacceptable levels of noise or music are played this will be a matter for the Environmental Health department at Havant Borough Council.

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character of the area

Kings Road contains a variety of dwellings which differ in size, design and materials

that have been used in construction. Due to this lack of uniformity in terms of design it is not considered the proposed changes to No 11 would look out of place within the streetscene and as the proposed development is fairly typical amongst the semi-detached dwellings it is considered the changes would not detract or lose character from the area, which is already quite diverse.

With regard to the representation raising concern about a loss of symmetry arising from the front extension, the symmetry inherent in the original pair of dwellings has largely been eroded by the size and design of subsequent extensions to No.9 and the modest lean-to canopy proposed to No.11 is not considered harmful in this context.

The proposed works to the side of the dwelling would be in keeping and echo, in footprint if not in detailed design, a similar development carried out by the attached neighbour. The roofline would be continued to match the existing and the development proposed is considered to be in proportion and of an acceptable size to the main dwelling so as not to appear bulky or obtrusive from the streetscene but instead is considered to create an appropriate appearance when looking at No 11 and No 9 as a whole building.

The developments to the rear would be hidden from the public realm and should therefore not detract character from the streetscene of Kings Road. The proposal includes using matching materials for the new developments to that of the existing which should make the works look in keeping to the No 11 and not out of place. The development can therefore be considered acceptable in terms of its impact on the character of the area.

(iii) Impact upon residential amenity

It is considered that No 11 Kings Road has the amenity space available to accommodate the proposed works.

An objection was received to the original submission from the attached neighbour at No.9 with regards to the proposal impacting light levels and outlook that currently reach them at a ground floor level in both the dwelling and the garden/courtyard. The plans have since been amended in order to reduce the proposed single storey rear extension (that part situated near the shared boundary at the rear of the dwelling) in depth and width in order to meet the guidance levels stipulated within the Havant Borough Design Guide SPD 2011. Following this amendment the same objection was resubmitted and it was disputed on what position the 45 degree measurement was taken and that light levels would remain impacted. Following a review of the plans it is considered that efforts have been made to reduce the harm caused to the neighbouring dwelling as much as possible. It is noted that under permitted development allowances the extension could be built up to the boundary with exactly the same depth as now proposed (3m) without the need for planning permission, and this is a material consideration which weighs heavily in favour of allowing this proposal - which features a plan that sets the extension off the shared boundary and thus offers an improvement on the light levels that could otherwise be affected without permission. It is therefore concluded that the improvements offered in the amended plans are acceptable and reduce any harm caused to an acceptable level.

The use of a rooflight in the rear extension is not considered to represent an unacceptable risk to the privacy of the adjoining dwelling by reason of the limited angle of view (above head height) likely to be obtained.

The changes proposed to the front of No 11 are considered to reflect similar development along Kings Road and are not considered to cause harm visually or detract any neighbouring dwellings amenity and can therefore be considered acceptable.

The development to the side of the dwelling will involve the removal of the existing link detached garage which is joined to No 13. Notice has been served on these neighbours and information has been supplied that stipulates how the garage at No 13 will remain un-damaged following the detachment of No 11's garage. No objection has been made by the neighbouring dwelling at No 13 and it is considered the suggested changes should protect the external wall of the neighbouring garage adequately.

The side extension will incorporate a built in garage and both the side and rear extension will still be set off the shared boundary adequately to ensure the development does not create a terracing effect. The window proposed at first floor level on the south elevation is proposed to be obscure glazed to ensure privacy between neighbours is maintained and it is therefore considered that with the adequate screening in place for the lower ground floor windows that the development should not impact privacy levels nor create any over-looking.

The installation of the juliet balcony will permit a view from the bedroom that it serves but no access onto an outside space. As such this aspect of the proposal is, in itself, permitted development and whilst the juliet balcony will permit a more direct view of the neighbouring dwelling this cannot be used as a sustainable reason for refusal of the application.

8 Conclusion

No 11 Kings Road has adequate amenity space for the proposed extensions. The space available should ensure that there is a limited and acceptable impact on the residential amenity of the neighbouring dwelling - particularly when having regard to relevant permitted development rights - and an acceptable impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00397 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be constructed so as to ensure that

the rear Juliet balcony is flush with the rear elevation wall and at no time shall it be constructed or modified to allow any access onto the roof area beyond for use as an external balcony.

Reason: In the interests of the amenities of neighbouring residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the extension hereby permitted the bathroom windows in the first floor of the south elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Extensions and Alterations, Location, Site, Existing and Proposed Floor Plan:

Drawing No DPA-01 03

Existing and Proposed Elevations Plan: Drawing No DPA-02 03

Reason: - To ensure provision of a satisfactory development.