

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

None

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: 5

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. Therefore the development is considered to be acceptable subject to planning conditions.

(ii) Appropriateness of design and impact on the character of the area

7.3 The link room between the main dwelling and garage is proposed to be extended forward and converted from a utility room into a dining room. The proposed extension will not extend past the existing front elevations meaning the works will be screened by the garage to the front and would not be viewable from the streetscene. The works include installing larger windows along the front elevation of the infill extension and to the side of the main house. The visual impact of this development is considered minimal as the development will remain set back adequately from the garage elevation meaning it would not be viewable from Sinah Lane and therefore the public realm, protecting the existing character and appearance of the streetscene.

7.4 The proposal includes the creation of a front porch and three rooflights to be installed into the roof slope at the back of the existing infill. Although viewable from the streetscene the rooflights are considered to have a limited and acceptable impact on the visual amenity of the area and can be considered acceptable. The design of the porch is considered sound and to offer an attractive visual uplift to No 49 and is therefore considered to protect and improve the existing character of the dwelling.

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 extension of the link room will decrease the existing distance between No 49 and No 51 however the proposed infill extension is considered small in size and will maintain an acceptable level of distance between the dwellings. The proposed extension is single storey and although it includes the installation of larger windows creating a view to the south, this would look onto the flank wall of the neighbours single storey extension which runs along the curtilage boundary opposite the works so therefore it is felt that the existing amenity between the two dwellings would be maintained and not impacted significantly.
- 7.7 To the north the extension would not impact amenity levels significantly as the rear elevation wall will be retained and unchanged. Three rooflights are proposed along the roofline of the proposed dining room however as the height of the windows exceeds 1.7m it is considered that overlooking would not be caused as a result of the works and therefore privacy would be maintained between dwellings.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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/16/00959 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 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 carried out in accordance with the following approved plans:

Block Plan and Location Plan Drawing No: 16044-PL-001 Rev A
Existing Floor Plans Drawing No: 16044-PL-002
Existing Roof Plan Drawing No: 16044-PL-003
Existing Elevations 1 Drawing No: 16044-PL-004
Existing Elevations 2 Drawing No: 16044-PL-005
Proposed Floor Plans Drawing No: 16044-PL-006
Proposed Roof Plan Drawing No: 16044-PL-007
Proposed Elevations 1 Plan Drawing No: 16044-PL-008 Rev A
Proposed Elevations 2 Plan Drawing No: 16044-PL-009
3D Visual Drawing No: 16044-PL-010

Reason: - To ensure provision of a satisfactory development.