

Recommendation: **GRANT PERMISSION**

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 is for a part two storey and a part single storey extensions to the rear of the property with a raised platform area following demolition of the existing single storey rear extension.

The proposed two storey element would be a continuation of the existing roof ridge protruding 2.6m toward the rear, the roof will have a hipped shape with an eaves height of 5.5m and a maximum roof height of 7m, the proposed two storey extension will have a width of 6.2m and a rear depth of 2.5m, the materials to be used in the construction of the development will be brick with a render finish to match the existing property.

7.4 The single storey rear extension element will have an additional 2.389m depth from the two storey element and will span 8.9m wrapping around the eastern side elevation attaching to the attached garage to the side, the extension will have an eaves height of 3.7m and a maximum height of 4.1m. The materials to be used in the construction of the development will be brick with a render finish to match the existing property.

7.5 The proposed raised platform area will be situated to the rear of the property attached to the proposed single storey rear extension, it will protrude 2.4m from the rear west elevation, and 3.6m from the rear eastern elevation spanning the width of the rear of

the property (8.9m). The extra depth at the eastern elevation will include steps which will lead to the rear garden area. The raised platform will be constructed with engineered brick and will include close boarded wooden fence screening at a height of 1.83m from the platform, 2.577m from the ground floor elevation. It has been noted that the adjacent properties have raised platform areas to the rear of their properties.

- 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 The neighbouring properties to the rear have a distance of 36m from the proposed development, they would be mainly screened by the outbuilding within their curtilage along this shared boundary, it is therefore considered any impact would be minimal and acceptable.
- 7.8 The proposal will have a 1m distance from the shared boundary with the neighbouring property to the east (No.31), and will have a 4m distance from the side facing elevation of this property. The neighbouring property will be mainly screened by the boundary treatment which consists of a high hedge along this section of the boundary, notwithstanding this the proposed raised platform area has separate screening of close boarded wooden fencing to ensure any overlooking and loss of privacy concerns have been addressed. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The proposal will have a minimum 0.5m distance from the shared boundary with the neighbouring property to the west (No.35), and will have a 2.5m distance from the side and rear facing elevations of the extension to this property. The neighbouring property will be mainly screened by the boundary treatment which consists of 1.8m close boarded fencing, notwithstanding this the proposed raised platform area has separate screening of close boarded wooden fencing to ensure any overlooking and loss of privacy concerns have been addressed. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 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.

## **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.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00901 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 23 August 2021

Location Plan - Received 23 August 2021

Proposed Block Plan - Received 28 September 2021

Existing and Proposed Elevations and Floor Plans - Drawing

No.NEALGROVE\_01A Rev B - Received 28 September 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 erection of the approved close wooden boarded fence along the eastern and western elevations of the raised platform area as shown on the approved plan 'Existing and Proposed Plans and Elevations' Drawing No.NEALGROVE\_01A shall be carried out in accordance with the approved details and constructed within the same time frame as the approved raised platform area. The structures shall thereafter be retained at all times at a minimum height of 1.8 metres, as measured above the platform level, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard the amenities of the occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.