

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

5 Statutory and Non Statutory Consultations

Environment Agency

No objection.

Langstone Harbour Board

Objection. The proposed increase in the scale of development at the site and increase in the overall height of the building contravenes the following objectives of the Langstone Harbour Board:

- To conserve and improve the landscape of the Harbour and the surrounding area visible from the water, including the built environment, and
- To encourage land use and management practices on land around the Harbour that will maintain and enhance its value to nature conservation and the quality of its landscape.

The Board request that in the interest of conserving the landscape of the Harbour that consideration be given to limiting the overall height of the building to be no higher than the existing. It is also requested that the applicant gives careful consideration to the choice of render colour, ideally selecting a “muted” colour that will compliment and blend into the landscape. The predominant use of glass on the rear seaward elevation could result in unwanted reflection, it is therefore requested that the applicant gives consideration to reducing the quantity of glass used on the rear seaward elevation.

Following further consultation with respect to the amended plans, confirmation was received that the above objection still stands.

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: 3

Six letters of objection were received from three addresses raising the following concerns:

- 6.1 The extension would result in a substantial increase in the height, size and mass to a relatively modest property - see section 7 below.
- 6.2 The proposal would have a detrimental effect on neighbouring amenity and the existing street scene - see section 7 below.

- 6.3 Concerns with window to en-suite bathroom on north east elevation - if a scheme is permitted, first floor side windows would normally be conditioned to protect the privacy of the neighbouring property.
- 6.4 Reduction in outlook - see section 7 below.
- 6.5 Street scene plan submitted is misleading and inaccurate - an amended street scene plan was submitted on 12 September and further neighbour letters were sent for comments to be received by 19 September.
- 6.6 Submitted design contrary to brief supplied by planning agent - noted.
- 6.7 The proposed extension falls within 45 degree zone of windows in neighbouring property at number 35 North Shore Road - see section 7 below.

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 the design and impact upon the streetscene
 - (iii) Impact on the neighbouring properties
- (i) Principle of development
- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.
 - (ii) Appropriateness of design and impact on the streetscene
- 7.3 The proposal is to extensively enlarge and upgrade the existing dwelling from a modest chalet bungalow to a generous two storey property, significantly altering its appearance which would be visible from the public realm, although a distance of approximately 12 metres to the highway would be retained.
- 7.4 The scheme is for a substantial extension which originally included an increase in the height of the roof of the property and garage ranging from a maximum of 3 metres to a minimum of 0.8 metres, with the gable feature extending the proposed new depth of the property, 2.2 metres above the highest part of the existing roof. A two storey rear extension was also proposed with a minimum depth of 2.3 metres extending to a maximum depth of 6 metres.
- 7.5 Following officer concerns with respect to the height and size of the scheme, amended plans were received on 25 August revising the increase in the height of the roof of the property and garage ranging from a maximum of 2.4 metres to a minimum of 0.3 metres, with the gable feature 1.6 metres above the highest part of the existing roof. The depth of the two storey element of the rear extension was reduced by approximately 1 metre minimum to a maximum of 3.5 metres, although the single storey element of the rear extension was not altered. Notwithstanding these changes, it is deemed that an extension of this scale would appear overbearing and incongruous in relation to the original property, the immediate locality and context of

the street scene. It is considered the development would be harmful to the open nature of the existing street scene resulting in an excessive building bulk adjacent to the neighbouring properties, and detrimental to the visual outlook and amenities of the occupiers of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

- 7.6 It is noted Langstone Harbour Board requested their original objection to be upheld following further consultation on receipt of the amended plans.

(iii) Effect on neighbouring properties

- 7.7 The application site is one of a pair of chalet style dwellings and is set forward of the neighbouring property at number 37 North Shore Road. Whilst it is acknowledged other dwellings in the vicinity have been remodelled and extended, these are predominantly of a reasonable size and subservient to the original buildings.
- 7.8 Concern was raised with respect to the proposal falling within the 45 degree overshadowing zone as set out in the Havant Borough Council Borough Design Guide SPD. Following the amended plans to reduce the depth of the rear extension, together with the siting of the property at number 37 North Shore Road, it is considered that the proposal would fall outside the 45 degree overshadowing zone. However, due to the height and mass of the new gable feature, this would result in a detrimental effect to the daylight and outlook from the closest ground and first floor windows in the front elevation of the neighbouring property at number 37, which is 6 metres back from the front elevation of the application site.
- 7.9 It is considered that the proposal would significantly increase the overall massing of number 35 and that this would be highly overbearing to the occupiers of numbers 33 and 37 North Shore Road, particularly when using the rear amenity space. As such, the proposed development would have an adverse impact on the neighbouring properties which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.

8 Conclusion

- 8.1 The proposed height and mass of the extension, is considered to be of a design which does not accord with local planning policy in that it would create a dominant, incongruous feature and have an adverse impact on the dwelling and visual amenity of the streetscene. Furthermore, it would result in an overbearing presence on the occupiers of the neighbouring properties. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00670 for the following reason

- 1 The combined bulk and mass of the proposed extension would form an overbearing presence on the occupiers of the neighbouring properties and would form an incongruous feature within the context of the street scene to the detriment of the visual amenities of the area. The proposal is therefore considered to be contrary to the National Planning Policy Framework, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Havant Borough Design Guide Supplementary Planning Document 2011.