

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 streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal would be visible from the public realm, although the property is set back 7 metres from the highway and the two storey side extension a further 8.5 metres. For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey side extensions should be subservient to the main building so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The two storey element of the extension originally proposed a flat roof and it was considered the design did not appropriately relate to the existing dwelling. Following Officer concerns, revised plans were submitted to include the provision of a hipped and pitched roof resulting in a more cohesive design, with the ridge height below the existing. The proposal would result in a substantial increase to the original volume of the property, however it is considered it can be comfortably accommodated within the extent of the site. There was some concern about the width of the side extension,

although any reduction would render the proposed double garage unfeasible. The side extension would not extend beyond the north wall of the existing garage, retaining a distance of approximately 1.4 metres to the northern boundary. It is also noted the property to the north is situated at least 8 metres from this shared boundary.

- 7.5 The flat roofed single storey rear element of the proposal would extend across the rear of the property and the new side addition, replacing the existing conservatory.
- 7.6 The design and appearance of the extension 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 deemed that the proposal would not result in an adverse impact on the visual amenity of the locality which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.7 Whilst it is acknowledged the scheme would result in a substantial addition to the dwelling, it is situated on a generous plot with a distance of approximately 1.4 metres to the northern boundary and 2 metres to the southern boundary. The greater part of the proposal would be on the northern side of the property, however the existing 1.4 metre gap to the northern boundary would be maintained. There are no windows in the northern elevation of the proposal and the door accessing the garage would be partially screened by the existing boundary treatment. The property to the north is set back from number 15 and approximately 8.5 metres from the shared boundary. The roof of the two storey side element of the scheme is lower than the existing dwelling and pitches away from the property boundary, reducing any perception of mass.
- 7.8 The single storey rear extension is of a modest height and although it extends across the width of the existing dwelling and proposed side extension, the height and depth is no greater than the current conservatory. The extension does not project beyond the southern elevation of the property and whilst there are two new full height windows in this elevation, the extension is to replace a conservatory which is a predominantly glass structure. It is therefore considered the single storey rear extension would not result in any additional overlooking to the property at number 17 Alexandra Avenue.
- 7.9 There are bi-fold doors at ground floor and windows at first floor to the rear elevation of the extension which is approximately 28 metres from the eastern boundary. It is therefore judged the properties to the rear are a sufficient distance away for any impact to be negligible.
- 7.10 Notwithstanding the size of the extension, it is deemed the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking. It is judged the scheme would have a negligible impact on the properties adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00781 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:

Drg No. 262.E100_B	Location and proposed block plan
Drg No. 262.E101_A	Existing ground floor plan
Drg No. 262.E102_A	Existing first floor and roof plan
Drg No. 262.E103_A	Existing north and south elevations plan
Drg No. 262.E104_A	Existing west and east elevations plan
Drg No. 262.E105_A	Existing section plan
Drg No. 262.P101_B	Proposed ground floor plan
Drg No. 262.P102_B	Proposed first floor plan
Drg No. 262.P103_B	Proposed roof plan
Drg No. 262.P104_B	Proposed north and south elevations plan
Drg No. 262.P105_C	Proposed west and east elevations plan
Drg No. 262.P105_B	Proposed section plan

Reason: - To ensure provision of a satisfactory development.