

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:

No arb objections

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

- (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

It is considered that the proposed works to No 49 should not detract significant character from the area as they will be positioned to the rear of the dwelling and therefore would not be viewable from the public domain. The rear extension is proposed to be single storey and although long in size, should not appear over-dominant or bulky due to its height and position to the rear of No 49 as well as the screening that is in place from the fencing along the north elevation.

The design of the proposed works are considered sound and the extension appears subservient in terms of its height and width to the original dwelling. Efforts have also been made to keep the extension in keeping with No 49 by using matching materials which should ensure it does not look out of place.

The proposed conservatory, although not in matching materials is considered to be of sound design and is a typical example of a small scale domestic extension. The conservatory is also subservient in size to the existing dwelling and will look in proportion to the existing house. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

No 49 has adequate amenity space to accommodate the proposed extension, store and conservatory. The development will be taking place along the north elevation of No 49 and therefore should not be prominent when viewed from No 51.

No 47 would be in closer proximity to the proposed works however both dwellings are separated by the EI Sub Station which should soften the visual impact the proposed works would have to No 47. This distance will also ensure the development does not create shading or impact light levels to reach the neighbouring dwelling. With the screening in place and as no new windows or doors are proposed along this elevation it is considered No 47 would not suffer from being over-looked or have its privacy compromised and therefore the development can be considered acceptable.

(iv) Trees

No 49 is in proximity to protected trees however evidence has been submitted to confirm that the trees are located on the other side of the boundary to the sub station, not 49 and it is considered the proposed works should not cause significant harm to them. Therefore there are no objections from the Arboriculturist Officer and the development can be considered acceptable.

8 Conclusion

The dwelling occupies a plot with generous space to the rear and south. The curtilage can accommodate the rear extension, store and conservatory to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00509 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 carried out in accordance with the following approved plans:

Design and Access Statement

Biodiversity Checklist

Location Plan: Drawing No 16.085.DANE.03

Existing Block Plan: Drawing No 16.085.DANE.06

Proposed Block Plan: Drawing No 16.085.DANE.07

Existing Floor and Elevations Plan: Drawing No 16.085.DANE.01 Rev B

Proposed Floor and Elevations Plan: Drawing No 16.085.DANE.04 Rev B

Reason: - To ensure provision of a satisfactory development.