

Recommendation: **GRANT PERMISSION**

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

(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. In principal the proposed extension appears to be of a domestic scale and is of sound design. It is therefore considered to be an acceptable development.

(ii) Impact upon the character of the area

The proposed extension is considered to be of sound design and to be subservient to the original dwelling. As the proposed extension would not exceed the side elevations and it is positioned at the rear of No 43 it is felt the works should remain hidden from the public realm and not be viewable from the streetscene. Materials are proposed for the extension to match that of the existing which will help ensure the development would look in keeping to the original dwelling. It is considered the proposed extension would not cause significant harm to the character of the area due to these reasons and the other similar developments also in place along Hart Plain Avenue which should help ensure the proposed works to No 43 do not look out of place.

It is considered the development to the front window to convert into a bay will uplift the front of No 43 and offer an improved appearance to the dwelling as this window will be matching to its neighbour in the elevation and be symmetrical.

The grey cladding proposed is not considered to be offensive nor to appear dominant due to the neutrality of the colour which is fairly typical of this type of development. The cladding is proposed to replace the first floor pebbledash only which is considered to make an improvement to the overall appearance of No 43 and provide an attractive uplift to the dwelling. It is not felt that the cladding would look out of place within the streetscene due to the numerous examples of the dwellings in the near-by vicinity which have carried out similar development and this would therefore also not set a precedent within Hart Plain Avenue.

(iii) Impact upon residential amenity

43 Plain Hart Road has the amenity space available to accommodate the proposed works however it is noted that the proposed extension size is of a larger domestic scale than typical rear extensions. The depth of the extension will bring the elevation in closer proximity to the shared boundary with No 41 however the screening is considered to be adequate and as the extension will be set away from the shared boundary and only single storey the level of harm caused is considered to be acceptable.

No 41 has a neighbouring dwelling to the east but shares a western boundary with the play space of the local school which is a significantly large area of open land. The proposed extension to the rear is considered acceptable in size and as it is single storey it should therefore not appear bulky or obtrusive to either neighbour and should not limit or restrict a substantial amount of light to cause significant harm to either neighbour. Due to the screening in place and the distance maintained between No 43 and the open land it is not felt the proposed works would create a significant adverse impact to the space to the west.

To the east the neighbouring dwelling is in a similar position and size to No 43 and is occupied by the parents of the residents of No 41. Windows are proposed along the ground floor east elevation to an en-suite bathroom which will be conditioned to be obscure glazed to protect the privacy of the neighbouring dwelling and No 43 themselves. A new window is proposed for a dining room and lounge area along the east elevation however due to the distance between the proposed window and shared boundary which is at an adequate height and as this will be positioned at single storey, it is considered this should not lead to a significant loss of privacy nor cause over-looking. The development can therefore be considered acceptable.

8 Conclusion

No 43 Hart Plain Avenue occupies a plot with generous space to the front, sides and rear. The curtilage can accommodate the rear extension, bay window and cladding 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/16/00608 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 for the proposed rear extension shall match, in type, colour and texture, those of the existing building so far as practicable. This excludes the cladding proposed to the first floor elevations which shall be

carried out in accordance with the plans and application form submitted.

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the window in the ground floor en-suite bathroom on the east elevation facing No 41 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans: Drawing No A101

Existing Elevations and View Plan: Drawing No A102

Proposed Plans: Drawing No A103 V2

Proposed Elevations and View Plan: Drawing No A104 V2

Reason: - To ensure provision of a satisfactory development.