

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Development Engineer - Highways Comment:

No adverse comment in regards to this application

Southern Water Comment:

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Planning Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

Environmental Control Comment:

It is the responsibility of the developer/applicant to ensure that upon completion, the development is safe & suitable for its intended future use. The build-date for this property suggests that Asbestos Containing Materials (ACM) are likely to have been used in the original construction. It is recommended that a pre-conversation Abestos survey be undertaken to identify any ACM within the property that might be disturbed during construction works, in order that these may be appropriately managed. Your Building Control provider should be notified of any discoveries of buried suspected ACM and Environmental Health should be notified of any ACM identified within soils and provided with details of how the material has been dealt with.

Planning Officer Comment: An informative will be included with the decision recommending that the applicant seek advice from Environmental Health in order to ensure the development is safe from asbestos and is suitable for its intended use.

Environmental Control Comment:

I would be grateful to receive technical information of the burner and exhaust system together with a drawing of the whole system including fire protection. The applicant must be made aware that although Planning and Building Control may accept and authorise the installation, this may not prevent action under the Environmental Protection Act 1990, should the smoke/fume or smell thereof affect nearby residents. Please include informative's with the decision regarding the wood burning or multi-fuel stove, bonfires, dust control mitigation and time of permitted noisy activities,

Planning Officer Comment: All three informative's will be included with the decision regarding the wood burning stove. A condition will be included with the decision requesting a specification of the wood burning stove to be submitted to the LPA for approval prior to building work commencing.

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: 6

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) Flue
- (vii) Drainage Issues

(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. The development is considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

Lone Valley Road has an incline from south to north meaning that No 70 is on slightly higher ground than its neighbour to the north, No 72. The road is characterised with semi-detached bungalows that have been developed over time and have extended into the roof space and sides. Opposite No 70 the dwelling has completed a similar side extension and it is therefore felt that the works proposed to No 70 would not look wholly out of character within the streetscene and therefore should not look significantly out of place.

The proposed works are considered to be of sound design which would appear subservient to No 70. The size of the proposed works are considered to be in proportion to the space available to No 70 which should reduce the visual impact caused by the works and ensure that they do not appear bulky nor obtrusive on the host dwelling.

Materials are proposed that are matching to the existing dwelling which should ensure the works do not look out of place nor detract significantly from No 70.

The proposed extension to the rear of No 70 would not be viewable from the streetscene and therefore would be hidden from the public domain. Therefore it is felt that the character of No 70 and Lone Valley Road should be protected and maintained.

(iii) Impact upon residential amenity

A dormer is proposed to be built to the front roof elevation of No 70 which would have the potential to create a view of the dwellings situated on the opposite side of Lone Valley Road. However an acceptable distance of 20m is proposed to be retained between the development and opposite dwellings which meets guidance stipulated in the Borough Design Guide required to reduce the impact of over-looking and maintain existing amenity levels. Therefore a condition would not be required to obscure the glass proposed as it is considered that amenity levels would be maintained and protected.

The dormer proposed to the side is also installing obscure glazing in order to maintain privacy levels so it is therefore felt that the proposed works would maintain existing privacy levels and would not create over-looking as a result of the development. This

will be conditioned as part of the decision.

Both dormers are considered to be small in size and due to their position on No 70 (and that they do not project significantly from the roof space) it is felt that the works would not lead to over-shadowing, shading or cause a loss of light to any neighbouring dwelling. Therefore the development can be considered acceptable.

The works proposed to the rear are set adequately away from the neighbouring dwelling to the north, No 72 and are screened sufficiently by the shared timber boundary and concrete garage between. Therefore it is felt that amenity levels would be protected.

Measures have been taken to reduce the impact of the proposed development to the rear on the attached neighbouring dwelling No 68. Due to the slope in ground level it is acknowledged that levelling off the ground will mean that the works will be higher than the existing timber boundary. Plans have been amended to remove the originally proposed parapet wall to improve the outlook and reduce the visual impact of the works to the neighbours. The works are single storey and do not include the installation of windows along this elevation so it is felt that privacy levels would be maintained and that the works should not create shadowing nor a loss of light to No 68. The rooflight is at a height which would prevent over-looking. Therefore the development is considered to be acceptable.

(v) Flue

An informative has been recommended by the Environmental Health Officer regarding the omission of fumes from the proposed flue which will be included with the decision. If a nuisance were to be caused in terms of emissions this would be a matter for Environmental Health Officers to investigate under separate legislation. A condition will be included with the decision requesting specifications to be submitted for the wood burning stove, prior to building work commencing for the approval of the Local Planning Authority.

(iv) Drainage Issues

Information has been submitted that confirms the proposed flat roof will be slightly recessed below a perimeter capping to run water away from the neighbouring dwelling to a down pipe and soakaway in the garden. This information will be included with the list of documents and as an informative with the decision.

8 Conclusion

No 70 Lone Valley has adequate amenity space for the proposed dormers and single storey rear extension. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord 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/16/00841 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 Notwithstanding the details shown on the approved plans, before the development hereby permitted first takes place, a scheme/specification for the wood burning stove and flue including details of the appearance, manufacturer's operating instructions and programme of equipment servicing/maintenance shall be submitted to and approved in writing by the Local Planning Authority. The duly approved details shall be implemented in full prior to first use of the stove and shall remain operational thereafter.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 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 as amended, prior to first occupation of the extension / building hereby permitted the windows in the roof dormer on the north elevation facing No 72 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:

Proposed Block Plan, Floor and Elevations Plan: Drawing No 16.205.101
Existing Block Plan, Floor and Elevations Plan: Drawing No 16.205.100
Drainage mitigation information submitted via email 27.09.2016
Planning Statement Received 15.08.2016

Reason: - To ensure provision of a satisfactory development.