



## **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: 4

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 streetscene/character of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(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 streetscene/character of the area

The proposed side extension is similar to other examples in Woodlands Avenue where properties have been extended to the side. The extensions to the side, front and rear are set off the communal boundaries. The rear dormers are considered to be well designed and accord with the Council's Design Guide.

The alterations are considered to have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The main impacts are considered to be to No's 8 and 12 Woodlands Avenue and to 82 Horndean Road.

No.8 lies to the west of the site and the two storey extension would be set off the common boundary with a gap also retained on either side of the fence. There is one first floor window in No.8 facing the extension. The proposal includes a first floor obscure glazed window facing No.8. There should therefore be no direct overlooking between the dwellings. The proposal is considered to have an acceptable and limited impact on the occupiers of No.8.

No.12 has a rear conservatory and there would be a limited impact from the proposed rear extension in terms of light on the conservatory (late afternoon). The rear extension is however set off the common boundary and it is considered that any impact would be limited and acceptable.

To the rear of the application site is the rear garden to No.82 Horndean Road. Whilst there are proposed to be two dormers at first floor level the long rear garden to No.10 limits any overlooking and this is considered to be an acceptable relationship.

(iv) Parking

In relation to parking, there is space to accommodate 3 spaces on the front garden to meet the Council's parking standards.

## 8 **Conclusion**

In conclusion, the proposals are considered acceptable in principle, and would have an acceptable impact on the character and appearance of the area and neighbours' amenities. Planning permission can therefore be recommended.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00601

(A) 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:  
  
Location and Site Plan Drawing No. 01  
Proposed Floor Plans Drawing No.03

**Reason:** - To ensure provision of a satisfactory development.