

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:

No arboricultural objections in regards to this application

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: 16

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. It is considered that the proposed works are reasonable in size, are of sound design and will offer improvements to the appearance of the existing dwelling.

(ii) Impact upon the character of the area

The proposed works will be to the rear of the dwelling and hidden from the public realm which will reduce the impact to visual amenity by the proposed works. The proposed extension will look subservient to the original dwelling and by using matching materials it will ensure that the works look in keeping to that of the existing dwelling. The extension will be in line to the existing elevations and the design includes a reduction in windows already in place which will further decrease the impact to amenity. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

The proposed works involve the demolition of an existing extension which is to be re-built similar size with the exception of the north elevation proposing to be in line with the existing dwelling elevation. This change will increase the size of the extension and therefore the impact the extension has on the neighbouring properties at No 20

however it is considered that due to the distance between the dwellings (approx 2.5m) and that the proposed works are single storey that this will mitigate and reduce the impact caused.

Windows along both elevations will be reduced with no windows along the south elevation which is the boundary shared with No 14. This will reduce over-looking and ensure that privacy to the neighbouring dwellings is not compromised significantly. The proposed works will extend out to the garden amenity space by 3.7m and due to the size of the amenity space available to No 16 it is considered adequate amenity space will be left following the extension.

It is therefore considered that the development meets acceptable standards.

(iv) Trees

No concerns were raised regarding the TPO trees located at the rear of the garden space at No 16. Following a site visit it was considered that the proposed works were adequately away from the trees to reduce any potential impact.

8 Conclusion

No 16 London Road has adequate amenity space for the proposed rear extension. The space available should ensure that there is no loss to the residential amenities of the immediate neighbours nor a negative impact on 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/16/00288 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:

Existing Elevations, Proposed Elevations, Site Plan and Section Plan Received on 21st March 2016

Building Regulations Notes: Received 21st March 2016

Ordnance Survey Unique Plan Reference: p4b/82893/115335

Reason: - To ensure provision of a satisfactory development.