

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Comments made in favour of the application by neighbour to the north, No 27.

Officer Comments: I am in agreement with the comments made and will discuss this in further detail in section 7 'Planning Considerations'.

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. The development is acceptable in principle subject to planning conditions.

- (ii) Impact upon the character of the area

It is noted that the dwelling has an attractive appearance with historic features which if altered, would have a significant impact on the character of No 25 and the streetscene. However the works proposed to No 25 are located to the rear of the dwelling and as such they would be hidden from public realm and therefore should not detract from the buildings character when looking at No 25 from the streetscene.

It is noted that other dwellings along Bellair Road have carried out similar developments to that which No 25 are proposing meaning the works to No 25 would not be setting a precedent for this type of development along Bellair Road and that the works should not look out of place with the other examples present.

The design for the proposed rear extension is considered to be sound and the works are considered to be in proportion to No 25 meaning they should not appear bulky nor obtrusive but instead, subservient to the dwelling. Materials have been proposed that are matching to the existing dwelling which should help maintain the character of No

25 and ensure the works are in keeping to the host dwelling and do not look out of place.

Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

The works to No 25 are proposed to be positioned along the rear north side of the dwelling therefore it is felt the dwelling to the south (No 23) should remain unaffected by the proposed works. The proposed extension to the north would be screened by the existing extension to the south and coupled with the additional screening provided from the shared boundary, and the distance created between the proposed works and No 23 I am of the opinion that the development would be adequately screened and should not cause a significant impact to the neighbouring dwelling.

It is considered that the dwelling to the North (No 27) has the potential to be impacted by the works. The proposed extension will be in closer proximity to the shared boundary and will involve the installation of a large side window as well as a high level rooflight. Comments have been received by the neighbour to the north confirming that they feel they should not be over-looked by the proposed window along the side elevation and I am in agreement as the case officer that the harm caused is minimal and should not lead to a loss of privacy nor significant over-looking. It is worth noting that single storey side windows are generally allowed under permitted development rights and could be installed without planning permission however as the proposed works will be set away from the shared boundary and the screening in place is a high level wall it is considered privacy levels should be maintained between neighbouring dwellings. The rooflight proposed to the side is in a high level position on a sloped wall and is therefore believed would not create over-looking nor contribute to a loss of amenity between neighbours.

The development is single storey and the alignment of No.27 reduces any impact on light. It is therefore considered that light levels should be maintained between dwellings and not unduly restricted. Therefore the development can be considered acceptable.

8 Conclusion

The dwelling occupies a plot with generous space to the rear and adequate space to the west and front. The curtilage can accommodate the rear extension 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/16/00758 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 Plan: Drawing No M/1602-100

Site Plan: Drawing No M/1602-101

Existing Ground Floor Plan and Elevations: Drawing No M/1602-102

Proposed Ground Floor Plan and Elevations: Drawing No M/1602-103A

Proposed Block Plan: Drawing No M/1602-104

Reason: - To ensure provision of a satisfactory development.