

Recommendation: **GRANT PERMISSION**

No consultations required for 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: 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 streetscene
- (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.

(ii) Appropriateness of design

As the extension is to be located to the rear of the property, it will not be visible from the public realm. The proposal will only extend 1m further from the rear wall of the dwelling than the existing conservatory, and will retain a garden length of 15m. The materials to be used will match those of the existing property, meeting the requirements of policy CS16 of the Havant Borough Core Strategy and Borough Design Guide.

(iii) Impact upon residential amenity.

No objections have been received in relation to this application. The proposed roof height of 3m is below the 4m that would be allowed under Permitted Development rights, and is the same height as the highest part of the existing conservatory.

The proposed extension will have windows to both the east and west elevations, and bi-fold doors to the south, and will be of a similar height to the existing conservatory. The existing boundary treatment comprises of close boarded fencing and mature natural screening and therefore alleviates any impact the proposal may have on the neighbouring properties. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking, and would have a negligible impact on the neighbouring properties, meeting the requirements of policy CS16 of the

8 Conclusion

- 8.1 It is considered that the extension to the rear of the property would comply with the principles of policy CS16 of the Havant Borough Core Strategy, and the Borough Design Guide and therefore planning permission is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00637 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:

Site and location plan - 0816-01
Existing plan and elevation - 0816-02
Proposed plan and elevation - 0816-03

Reason: - To ensure provision of a satisfactory development.