

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comment to the principle of 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: 3

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed side and front extension parts of the scheme would be visible from the public realm, the property being around 9 metres away from the highway. Regarding the two storey element of the proposal, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The existing minimum distance between the northern elevation of the application site and the southern elevation of the neighbouring property is approximately 7.5 metres, and a gap of 5.3 metres would be maintained between the two properties (including the 1 metre wide access way adjoining number 92) following the construction of the extension. It is therefore judged the extension would not appear cramped in relation to the neighbouring property to the north or the existing diverse streetscene. The ridge height of the side addition is marginally lower than the original and therefore the extension is judged to be subservient to the main dwelling by virtue of the proposed

width. It is judged the impact on the streetscene would be more conspicuous if this element of the proposal were to be set back from the existing front building line. The side extension, together with the single storey front extension would result in a balanced design.

- 7.5 Whilst the proposal would result in the depth of the garden being reduced to less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, if the rear extension were to be built in isolation it would meet the criteria for permitted development. Although the proposal would result in a generous increase in the overall volume of the property, it is considered that it would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.6 The proposed two storey and part single storey extension is to the northern elevation of the property and is to be built adjacent to the boundary. However, there are no windows in the side elevation and the resulting distance to the neighbouring property would be approximately 5.3 metres. Whilst it is recognised the extension would result in a generous addition to the property, the remaining distance between the property to the north is considered to be acceptable. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission.
- 7.7 The single storey front and rear extensions would be built adjacent to the northern and southern boundaries, although the single storey front extension is of a modest depth, has no side windows and the roof pitches away from the property boundaries. Whilst it is recognised there would be an impact on the adjoining property to the south it is considered it would not be so great as to warrant a reason for refusal. There are no side windows to the single storey rear extension and its depth is no greater than what could be constructed within the realms of permitted development.
- 7.8 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00209 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:

Location plan
Existing block plan
Proposed block plan
Existing ground floor plan
Existing first floor plan
Existing elevations plan
Proposed ground floor plan
Proposed first floor and loft plan
Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.