

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 this application subject to the provision of the new dropped kerb indicated on the submitted plan and the reinstatement of the existing dropped kerb to footway.

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: 13

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 property is situated on a corner plot, adjacent to an electricity sub station with Highworth Lane beyond. The two storey element of the proposal is to the southern elevation of the property, with the new boundary fence to the northern part of the front boundary and both aspects would be visible from the public realm. Regarding the two storey extension, 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 proposal would result in a reasonable addition to the existing dwelling and is judged to be subservient to the main dwelling by virtue of it being set back from the building line by 1.7 metres and the lower height, which is approximately 0.7 metres below the existing ridge line. The current barn hips to the existing roof are to be built up to match the roof of the proposed extension.

- 7.5 The proposed new fence to the front boundary is to enclose the existing graveled area to the north of the property, incorporating it within the private garden as the extension will be situated on the existing side garden to the south. It is noted there are similar boundary treatments within the immediate vicinity.
- 7.6 It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality or appear cramped in relation to the existing streetscene. 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

- 7.7 The proposed two storey extension is to the southern elevation of the property, situated approximately 6.2 metres from the highway with a gap of 0.7 metres to the southern boundary. There are no side windows in the proposed extension and whilst there is only a 0.7 metre distance to the shared boundary which benefits from good screening, the neighbouring property is a further 1.5 metres to the south and has no windows in the northern elevation. Although the extension is to be built close to the rear boundary there are only two small first floor windows in the rear elevation which is well screened by 2 metre high fencing and mature trees and shrubs, with a holiday caravan park beyond and is not considered these windows would not result in any unacceptable degree of overlooking. It is deemed the new windows to the front would not have any detrimental effect on the surrounding properties.
- 7.8 The enclosure of the graveled parking area to the north of the property would ensure sufficient amenity space would be retained on the site contiguous to the property, maintaining the spacious nature of the streetscene.
- 7.9 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, opposite or the caravan park to the rear, 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/16/00700 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 existing access shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new access.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and block plan
Proposed parking plan
Existing ground floor plan
Existing First Floor Plan
Existing elevations plan
Proposed ground floor plan
Proposed first floor plan
Proposed elevations plan
Proposed section plan 1
Proposed section plan 2
Reason: - To ensure provision of a satisfactory development.