

Recommendation: **GRANT PERMISSION**

FAO Mr P Marshall, Development Engineer
No adverse comments.

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: 6

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
- (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

7.3 Whilst the new rear extension would not be evident, part of the the proposed side dormer element of the development and the rooflights would be visible from the public realm, although the property is set back approximately 15 metres from the front boundary. The development would result in a generous increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site and ample amenity space would be retained to the rear. The original plans included the provision of cabrio style balcony windows to the southern roof slope, however following officer concerns about the resulting degree of overlooking to neighbouring properties, amended plans were re-submitted substituting the cabrio windows with rooflights. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed rear extension would project 8 metres beyond the original wall of the existing dwellinghouse to the southern elevation and 5.727 metres to the northern elevation. Whilst the extension would be sizeable, it is a continuation of the existing property, replacing the existing conservatory and does not extend beyond the side elevations of the house. The roof is of a reasonable height with a shallow dual pitched design, sloping away from the neighbouring properties which would lessen any perception of the development being overbearing. There are windows and rooflights

to both side elevations of the extension, however the amount of glazing is considered comparable to that of the existing conservatory.

- 7.5 Although the neighbouring properties to the north and south are approximately 1 metre from the boundaries of the application site, the rear extension is 1.5 metres from the northern boundary and 3.7 metres from the southern boundary of the site. It is also noted that in isolation, the rear extension falls within the criteria of the prior notification legislation.
- 7.6 The eastern elevation of the extension would be predominantly glazed with bi-fold doors and gable windows, however it would be in excess of 35 metres from the rear boundary of the application site, and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.7 Following the submission of amended plans, the loft extension comprises a dormer to the northern roof slope, and rooflights to the southern and eastern roof slopes. There are three windows in the proposed dormer which is set back from the rear elevation of the property, the two towards the rear are shown to serve a staircase and landing and the remaining obscure glazed window serves a bathroom. The neighbouring property at number 38 Hollybank Lane has one obscure glazed window at first floor level. A degree of overlooking to this property already exists from the first floor windows in the rear elevation of number 36, and due to the position of the windows and internal layout of the dormer it is judged any additional level of overlooking would be negligible.
- 7.8 The original proposal to the southern roof slope for cabrio style balcony windows was substituted for rooflights following officer concerns about overlooking and loss of privacy to neighbouring properties. In order to protect the amenities of the neighbouring properties, a condition is recommended for the new rooflights serving the loft room to be fixed shut and obscure glazed. It is noted the window in the rear roof slope would not require planning permission.
- 7.9 It is therefore considered that the proposal would not lead to any loss of light, additional overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to 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/16/00099 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the southern roof slope of the property serving the loft room as shown on Drg No. PG 06 shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Amended plans received 12/04/2016
Drg No. PG 01 Existing ground floor plan
Drg No. PG 02 Proposed ground floor plan
Drg No. PG 03 Existing first floor plan
Drg No. PG 04 Proposed first floor plan
Drg No. PG 05 Existing loft plan
Drg No. PG 06 Proposed loft plan
Drg No. PG 07 Existing elevations plan
Drg No. PG 08 Proposed elevations plan
Drg No. PG 09 Location plan
Reason: - To ensure provision of a satisfactory development.