

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:
No objections

Building Control, (Fire Access Consultation:
No objections

Southern Water:

If planning approval is granted, an informative should be attached which advises that 'a formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW'.

Please note there is a 1400mm diameter surface water sewer within the site. No new development or new tree planting should be located within 5m either side of the centreline of the surface water sewer.

Due to changes in legislation that came in to force on 1 October 2011 regarding the future ownership of sewers it possible that a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties serves and potential means of access before any further works commence on site.

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: 14

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 the design and impact upon the streetscene
- (iii) Impact upon the neighbouring properties

- (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 the design and impact upon the streetscene

The extension would replace the flat roof two-storey extension on the front elevation, with a new porch area at ground floor level. The new extension would feature a dual pitch roof which would match the style of the existing projecting forward gable end section. The ridge height would be slightly lower and the extension would be set back to achieve a degree of subservience. The two-storey extension would also extend along the side/west elevation and there would be a single storey extension at the rear of this with a mono-pitch roof. Overall the design is considered to be cohesive and appropriate to the character of the main dwelling.

The dwelling is set back from the highway and partially obscured by the front boundary hedgerow and therefore not highly visible within the streetscene. Nonetheless, the design is considered to be appropriate and would not have a harmful impact on the visual amenity of the streetscene if it was more prominent. Even with the loss of the garage, there would still be capacity to park at least three vehicles on site which is in accordance with the adopted parking standards.

(iii) Impact upon the neighbouring properties

The development proposed is located on the front and west (side) of the dwelling and therefore would not be visible to or affect No. 149. There is a new development of properties to the west / north of the application site. The closest property is No. 1 Calgary Close. This is set on a lower ground level than application site however, there is a strong hedge line which extends along the western boundary which would obscure the majority of the view of the extension. There would be a window at first floor level on the west elevation however, given the strong boundary hedge in situ and the separation distances between the side elevations of the two dwellings, it is not considered to result in an adverse level of overlooking. Furthermore, the removal of the garage will open up the building space between the two properties, even with the inclusion of the two-storey side extension.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00978 subject to the following condition:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials, unless specified on the approved plans, 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:

Proposed elevations - DN: PL-02

Site plan, location plan, proposed floor plans and roof plan - DN: PL-01

Reason: - To ensure provision of a satisfactory development.