

Recommendation: **GRANT PERMISSION**

Development Engineer - Highways:
No objections

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) 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 the design and impact upon the streetscene

This section of Horndean Road is characterised by large detached dwellings. No's 66 and 64 are already situated in fairly close proximity to each other and the proposed first floor extension would further reduce the existing spacing between these two dwellings. However, this potential impact is lessened by the roof of the extension being set down from the ridge of the main roof and also being set back from the front building line, the combination of which gives the impression of subservience and the building blending back into the background. This helps to increase the sense of spaciousness between the two properties to an acceptable degree.

The design of the extension is modern in comparison to the more traditional character of the main dwelling. However, windows of similar proportions have been used to help achieve a cohesive flow between the extension and the main house and whilst the proposed materials are not matching (zinc roofing and painted render), they would be complimentary to the traditional brick work and detailing of the main house.

The proposed brick wall and railings would be similar in design to those in situ at No. 64, although the proposed wall would be lower in height and more visually permeable. Subject to a suitable brick material being used, it is considered that this wall would be in keeping with the character of the main property and this section of the streetscene and would make a positive contribution to the built environment.

The single storey element to the rear of the garage would feature a flat roof which is not the most suitable design option however, the extension is minimal in scale and would not be visible from the streetscene.

(iii) Impact upon residential amenity

The only neighbour to be potentially affected by the proposal would be No. 64 Horndean Road. However, this property does not have any windows in the side elevation and therefore would not suffer any loss of outlook or privacy from this aspect. Furthermore the proposed extension would not have any windows in the side elevation. The first floor extension would extend slightly in front of the front building line of No. 64 however, this would be minimal and therefore not result in an adverse loss of outlook.

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/15/00587 subject to the following conditions:

- 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 Construction of the front wall hereby permitted shall not commence until brick samples shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south east elevation (including the south east facing roof) without the prior written approval of the Local Planning Authority.
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 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing location, site plan and plan - DN: 14-069/01
Existing elevations - DN: 14-069/02
Site plans, plans - 14-069/03
Site plan and plans - 14-069/04

Reason: - To ensure provision of a satisfactory development.