

Recommendation: **REFUSE PERMISSION**

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: 15

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

One objection received. A summary of the points raised is provided below:

i. The front extension will be too close to the foundations and nearer than the 3m required by building regs.

ii. The extensions will prevent light and sunshine into the rear facing windows and garden of No. 15.

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 on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and impact on the streetscene .

7.3 The design of the various extensions would feature pitched roofs and overall would tie in well to the main dwelling and form a fairly cohesive development. Also matching materials would be used. The impact on the streetscene would not be harmful as firstly, the visual design is considered to be acceptable and secondly, the streetscene varies considerably in terms of style of housing and as such, it would not appear incongruous.

(iii) Effect on the neighbouring properties .

7.4 As the extensions would be located on the north /side elevation, any impact would be on No. 15 Frogmore Lane. The owner of this property has expressed concern over the potential loss of light to their property.

7.5 No. 15 is a small, hipped roof bungalow and sits further forward in the plot towards the highway than No. 13. As such the rear building line of No. 15 is almost in line with the front building line of No. 13. This means that the proposed side extensions would run alongside the whole depth of the shared rear boundary fence, with a separation of distance of 0.3m (closest) to 1.2m (furthest) as the extension tapers away. 15.8m of the extension along this boundary would be single storey, with the two-storey extension being located slightly further away from the shared boundary by 2m however, this would be positioned along the rear section of the shared boundary.

7.6 This amount of development along the shared boundary would have a significant

adverse impact on No. 15 in terms of being overbearing and adversely impacting on their rear amenity space in particular but also on the property itself. It is recognised that there is already a flat roof garage in situ on the side elevation of the application property however, this is flat roof and does not extend along the entire length of the boundary.

- 7.7 Furthermore, both part of the single storey element and the two-storey extension towards the rear, exceed the 45 degree line of sight by quite some margin, resulting a loss of outlook from the rear facing windows in No. 15. This is contrary to the advice laid out in the Council's adopted design guidelines. The two-storey extension would be highly visible and also form an overbearing presence on the rear amenity space.

8 Conclusion

The application is considered to be unacceptable due to the impact on the neighbouring property and as such is to be recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00573 for the following reasons:

- 1 The proposed development would result in an excessive building bulk adjacent to No. 15 Frogmore Lane, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.