

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Smoke nuisance from the proposed low level chimney/flue would adversely impact amenities.

Comment: The flue has been omitted, and as currently designed the fireplace would serve a gas fire with balanced flue.

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 on the street scene
- (iii) Impact on the neighbouring properties.

(i) Principle of development

7.2 The site lies within the built up area and within an area where extensions to residential properties are acceptable in principle subject to development control policies.

(ii) Impact on the street scene

7.3 The proposal involves a significant increase in bulk and the introduction of a contemporary single storey extension which would be apparent in the street scene. However, the resulting building would be of attractive appearance. The main eaves to the dwelling would be slightly below full two storey, and which will preserve a good visual separation/visible skyline between the side of the dwelling and no.3 Kingsley Ave, there is a good deal of space to the southern side and street corner. Given the mixed character of the area and the predominance of 2 storey development, the proposal would not appear out of character nor cramped nor visually detrimental.

(iii) Impact on the neighbouring properties.

7.4 The main impact relates to No 3 Kingsey Avenue which lies to the north. The proposal would increase the eaves height of the main dwelling by 1.4m to 3.9m, and the replacement single storey rear extension would have a similar eaves height to the extension to be demolished. In respect to the impact of the increase in height of the main house, No 3 Kingsey Avenue has 2 small secondary windows in the side

elevation, these lie beyond No 3's garage and the proposal is not considered to result in detriment. In respect to the replacement single storey extension, the eaves height and depth are similar to that of the extension to be demolished and whilst the ridge height would be higher, the use of a shallower pitch would off set the impact of the increased ridge height, and the proposal is not considered to result in detriment.

7.5 (iv) Highway implications

The proposal results in no overall increase in bedrooms. It is noted that a detached double garage and driveway is shown at the western end of the rear garden. Permitted development rights may apply, dependent on size and distance to the boundary. An informative can be included in any decision to advise the applicant of this.

8 Conclusion

8.1 The proposed development would not adversely affect the neighbouring properties nor the character of the streetscene. As such the recommendation is to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/14/00171

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 building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.

- 4 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 north elevation at first floor level or above, 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.
- 5 The windows in the roof in the north elevation of the two storey part of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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.
- 6 The roof lights in the north elevation shall have a cill height of not less than 1.8m above floor level.
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.
- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no chimney shall be added to the roof of the single storey rear extension hereby approved.
Reason: Because further consideration would be needed as to the effect of any chimney in this position on neighbouring amenities, in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans and elevations Ref 13133/PL01

Proposed plans Ref 13133/PL02 (the version received by the Local Planning Authority on 11th April 20-14, deleting the proposed chimney from the single storey extension).

Proposed elevations Ref 13133/PL03 (the version received by the Local Planning Authority on 11th April 20-14, deleting the proposed chimney from the single storey extension).

Reason: - To ensure provision of a satisfactory development.