

Recommendation: **GRANT PERMISSION**

No adverse comment subject to provision of three parking spaces and cycle facility.

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: 9

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Highway/parking issues

(i) Principle of development

7.2 The dwelling is located in the built up area as defined in the Havant Borough Local Plan. Within such areas residential extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on the character and appearance of the area

7.3 The proposal is for part two storey, part single storey extensions. The two storey element is set back from the existing front elevation of the property and would appear as a subservient element when compared to the original dwelling and this is considered appropriate.

7.4 The site can also be viewed from the public footpath running to the north of the site, however, the view would be of the new additions set against the existing building and at a considerable distance.

7.5 The proposals include a small forward extension to the garage and a new front canopy roof and a rear single storey extension. It is noted that other properties in the road have added various additions including similar alterations to those currently proposed. It is considered that the current proposals would have an acceptable appearance on the character and appearance of the area.

7.6 This proposal follows on from two previous applications for extensions which were permitted last year. The current design is considered appropriate, however as the previous applications are still extant it is considered appropriate to impose a mutually exclusive planning condition. This has been discussed with the agent who has no objection to this.

(iii) Effect on neighbouring properties

- 7.7 The properties that would be most impacted most significantly from the proposed development would be No's 14 and 18 Norris Gardens and to No 5 Elm Road.
- 7.8 No 14 lies to the east of the application property and the two dwellings are set at an angle to each other with No 14 set forward. This property has three side windows facing the site, one ground floor clear glazed, one staircase window and an obscure glazed first floor window. The two storey element of the new extension would be set back to the rear of these windows. The proposal results in two new bathroom windows one on the ground floor side elevation and one first floor front elevation of the two storey element. These are likely to be obscure glazed and given their positions should not result in direct overlooking. The mass and bulk of the two storey element is set off the common site boundary and would not have an impact on light or amenity when viewed from the rear of No.14 which would be sufficient to warrant a refusal of planning permission.
- 7.9 No.18 is located to the south-west of the application property. This property has been extended to the side closest to the application property. The two storey element of the proposed extension is set off this boundary and the single storey extension is not considered to have a significant impact on the amenities of No.18.
- 7.10 No.5 Elm Road is set to the north-west of the application property. Given the distances between dwellings (approximately 28m) it is not considered that the development would have a significant impact on this dwelling.
- 7.11 It is considered that the proposal would have an acceptable impact on neighbours residential amenities and it is noted that no objections have been received.

(iv) Highway/parking issues

- 7.12 In relation to highway issues the Development Engineer has required 3 parking spaces and cycle parking. A garage and two drive parking spaces are available and there is a rear outbuilding which can provide cycle parking.

8 Conclusion

- 8.1 In conclusion the proposed development is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and neighbours residential amenities. Finally adequate parking for cars and cycles can be accommodated.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00280

(A) 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 This planning permission shall only be implemented as a mutually exclusive alternative to planning permission APP/13/00369 or APP/13/00300 and shall not be implemented in combination with any other planning permission.
Reason: For the avoidance of doubt and in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building, unless otherwise agreed in writing by the Local Planning Authority.
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 2012.
- 4 The development shall not be brought into use until a minimum of 3 parking spaces including the garage 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.
- 6 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 side elevations of the development hereby approved 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.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block Plan Drawing Number 03/14/04 Sheet 1 of 5
Location Plan and Existing Elevations Drawing Number 03/14/04 Sheet 3 of 5
Proposed Floor Plans Drawing Number 03/14/04 Sheet 4 of 5
Proposed Elevations, Existing and Proposed Roof Plans Drawing Number 03/14/04 Sheet 5 of 5

Reason: - To ensure provision of a satisfactory development.