

Recommendation: **GRANT 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: 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 on the Character and appearance of the area
- (iii) Impact on neighbours residential amenities

(i) Principle of development

7.2 The site lies in the urban area where extensions to residential properties are considered acceptable in principle subject to compliance with other development control criteria.

(ii) Impact on the Character and appearance of the area

7.3 The proposal results in alterations to the roof of the bungalow to increase first floor accommodation. This includes front and rear dormers and the building up of the existing hipped roof by the provision of half hips. Following negotiation, the rear dormer has been slightly reduced in width and set in from the side walls. Whilst the dormer remains large and dominant on the roof slope, it is on the rear elevation with very limited public views of the building. On balance it is not considered that the refusal of planning permission on design grounds could be substantiated. The front dormers have also been amended following negotiation to provide features of more traditional size and balance. Overall the proposed alterations are considered to be acceptable.

(iii) Impact on neighbours residential amenities

7.4 The main impact from the proposals would be to No's. 19 and 23 Castle Avenue and to No.4 Ryecroft.

7.5 No.19 is set back in relation to the application property and includes significant first floor accommodation. No new windows are proposed to face No.19 and given the siting of the two properties there would be limited additional impact in terms of additional mass and bulk issues. No.23 is a two storey house with a ground and first floor window facing the application site. No new first floor windows are proposed to face this property. The change from a full hip to barn hip roof would increase the mass and bulk of the building when viewed from No.23 but this increase is considered to be acceptable and limited. With regard to No.4 Ryecroft, this lies beyond No.21's 20m deep rear garden, and whilst some distant overlooking will occur as a result of the development, this is little different in scale or nature from that which could be achieved using the property's permitted development rights. No objections have been received from any of these adjoining properties.

8 Conclusion

- 8.1 In conclusion, the proposed extensions are considered to have an acceptable impact on the character of the area and the amenities of adjacent residents.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01213 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the first floor north and south facing elevations 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.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plan Drawing No. 2144.02
Existing Ground Floor Plan, Proposed Ground and First Floor Plan, Proposed and Existing Elevations, Existing and Proposed Roof Plan Drawing No. 2144.01 Rev B

Reason: - To ensure provision of a satisfactory development.