

4 **Policy Considerations**

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Development Engineer

No adverse comments

Environmental Health

No adverse comments however request for the following conditions to be added:

1. Noise from demolition/Construction.

Condition 1: No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times

Monday to Friday – 8.00 a.m. – 6.00 p.m.

Saturday – 8:00 a.m. – 13.00 p.m.

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

2. Dust suppression method.

Condition 2: Construction/demolition works. The commencement of the development shall not take place until a programme for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

3. Bonfire

Condition 3: During the site demolition, clearance and construction phase of the development hereby permitted no bonfires shall be allowed on the site. Furthermore best practicable means shall be used to prevent dust emissions from demolition, clearance and construction works for example by the use of water to suppress dust where required.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011

Hampshire Biodiversity Information Centre

No objection

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

One letter of objection has been received outlining the following concerns. One letter of support has also been received.

- 1) The proposal represents an overdevelopment of the site
- 2) The proposal will block out light
- 3) The proposal will result in an outlook from the rear garden on to a brick wall
- 4) The proposal will sit within six feet from the rear boundary of the neighbouring dwelling
- 5) Concerns regarding the height of the chimney

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 neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

Detached garage

7.3 The proposed single garage is located to the west of the main dwellinghouse and in a similar location to that of the existing garage. The perception of mass and bulk therefore already appears in this location. The store section of the garage is in close proximity to the highway, but is however set down in height in comparison to both the proposed garage and the original dwellinghouse. Dwellings to the north (No.84 and 83) have extended further to the west in a similar manner, with limited design merit. This design is considered to mirror that of the existing dwelling (with the use of a hipped roof) without compromising the private amenity of No.84 Elm Close Estate.

Side extension to the east

7.4 The proposed side extension to the east is set away from the shared boundary with

No.84 Elm Close Estate by approximately 2.2m. The height of the extension is 3.8m to the ridge and 2.6m to the eaves. The design incorporates a hipped roof which allows mass to be sloped away from the shared boundary and back onto the application site. In comparison to the recently refused application APP/13/00800 the ridge height of the section of the proposal has been reduced, primarily as a result of the change in design incorporating a flat roof section to the south east. Previously it was considered that an extension proposed under APP/13/00800 would appear overbearing and dominate the outlook from the garden of No.84. The proposed reduction in height and set off from the boundary to the north and east is considered to provide an improved outlook to the south (when stood in the garden of No.84), possibly reducing the closed in feeling and loss of light that was of previous concern to the neighbouring occupants. It is however acknowledged that the wall and roof will still be seen above the boundary treatment, however the 2.2m set back from the boundary is thought to limit the extent to which this could appear overbearing.

- 7.5 To the east the extension is set off the boundary by 1.6m with a footpath adding further separation to the proposal (2.6m). With this level of separation the proposal is unlikely to appear overbearing, particularly where light to the south and east is unobstructed.
- 7.6 No windows are currently proposed to the north or east of the extended sections. Windows to this elevation may appear unneighbouringly and may have the potential to look down the length of the gardens associated with No.84 and 83. A condition can be added to ensure that planning permission is required for future additions
- 7.7 In regards to comments received from the neighbouring dwelling no chimneys are proposed within this application. This is as a result of objections received from Environmental Health under application APP/13/00800.

Side extension to the west

- 7.8 The extension to the west is sited alongside the side elevation of the neighbouring dwelling and is therefore partially screened from view. The ridge line has been deliberately reduced in height to below that of the original dwellinghouse and the roofslope hipped. Both elements are considered to reduce some of the perception of mass and bulk and allow some of the bulk to be sloped back onto the application site and away from the shared boundary.

(iii) Effect on the character of the existing dwelling and the streetscene

- 7.9 The proposed front/side extension is likely to lead to a size and design of dwelling that does not necessarily reflect the character of the existing house. The bungalow as it is currently is modest in size, not easily lived in for modern requirements and is sited on a large plot that could accommodate a family home, albeit at single storey height only. The proposed design does incorporate many of the original design features such as hipped roof and size of windows. Despite the change in the appearance the larger dwelling is thought to be an efficient use of the land without compromising the character of the streetscene or the neighbouring dwellings.
- 7.10 The proposal does lead to a reduction in the amount of available amenity space. However this is not considered to be disproportionate with garden space located to the south, east and north of the proposal.
- 7.11 The proposed flat roof section may be visible from the streetscene and it is not ideal in

terms of design. However it is thought that this keeps the ridge height to a minimum keeping development low when located forward of the building line. Previously the height and extent of bulk was considered to appear incongruous within the streetscene, further forward of the building line to the east. It is considered that the flat roof is a reasonable design and does not compromise the character of the dwelling or that of the street scene.

8 Conclusion

- 8.1 The proposal has been designed in a way as to reduce the concerns outlined within the officers report under application APP/13/00800. The proposal is set off the boundary with No.84 and ridge height reduced. It is considered that this may overcome some of the concerns highlighted by the neighbouring occupants in regards to mass, bulk and loss of light. The reduction in the ridge height to the east of the main dwellinghouse also overcomes concerns relating to the impact to the streetscene by reducing the extent of bulk further forward of the building line.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01004 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 The external materials to be used for the walls 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.
- 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 north and east elevation 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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alterations or extensions to the roof of the development hereby approved, including the addition of windows, doors or other openings, shall be carried out 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no chimneys, flues or soil and vent pipes shall be constructed or installed to the development hereby approved, shall be carried out 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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Construction of the garage and extensions hereby permitted shall not commence until samples and details of all external roofing materials 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.

- 7 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times

Monday to Friday – 8.00 a.m. – 6.00 p.m.

Saturday – 8:00 a.m. – 13.00 p.m.

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

- 9 Construction/demolition works. The commencement of the development shall not take place until a programme for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

- 10 During the site demolition, clearance and construction phase of the development hereby permitted, no bonfires shall be allowed on the site. Furthermore best practicable means shall be used to prevent dust emissions

from demolition, clearance and construction works for example by the use of water to suppress dust where required.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan drawing number 202 received by the Council 10th October 2013
Block plan drawing number 1333-208B received by the Council 10th October 2013

Existing elevations drawing number 1333-401A received by the Council 10th October 2013

Proposed south elevation drawing number 1333-411A received by the Council 10th October 2013

Proposed north, east and west elevations drawing number 1333-412A received by the Council 10th October 2013

Existing ground floor plan drawing number 1333-101A received by the Council 10th October 2013

Proposed ground floor plan drawing number 1333-311O received by the Council 10th October 2013

Existing and proposed roof plan drawing number 1333-312O received by the Council 10th October 2013

Reason: - To ensure provision of a satisfactory development.