

Recommendation: **GRANT PERMISSION**

None

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: 6

Number of site notices: na

Statutory advertisement: na

Number of representations received: None

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 Streetscene
- (iii) Effect on adjacent residential dwellings

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on Streetscene

7.3 This scheme replaces an existing collection of flat roof structures to the northern side of the dwelling, which have been developed on an individual basis and without any design cohesion.

7.4 The now proposed wrap around extension will improve the appearance of this dwelling by replacing the somewhat dilapidated existing structures with a single flat roofed wrap around with skylights that are set well into the roof, providing additional light into the ground floor area. The new accommodation that will be created will be a single garage, plant room, utility and dining room. To retain the parking on site the garage should be conditioned to remain as such and not be converted to further accommodation.

7.5 Therefore, the proposed wrap around extension is not considered to be harmful to the character and appearance of the area and as such the development would accord with the requirements of Core Strategy policy CS16

(iii) Effect on adjacent residential dwellings

7.6 This application proposes a wrap around single storey side and rear extension. The section of the extension proposed to the southern side of the rear elevation is 3.5m in

depth and 2.6m in height and therefore this section alone is close to normal permitted development tolerances. It is not considered that the proposal would create an adverse impact to the amenities of the occupiers of the adjoining dwelling (No. 71).

7.7 With regard to the neighbours to the north, the site has a gradient down from the southern boundary to the northern boundary and as such the proposed height of the extension increases from 2.6m to 3m at the northern boundary. The dwellings to the north, whose rear boundaries abut the site, have garden depths of more than 14m. In this regard it is concluded that such a relationship would accord with the spacing requirements of the Borough Design Guide SPD, and no objections have been received.

7.7 It is therefore considered that the proposal would not be detrimental to the amenities of the occupiers of the surrounding residential dwellings and as such would be in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

8 Conclusion

8.1 It is considered that the proposal is acceptable and that planning consent should be granted subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01158 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 18 November 2013
Existing Location Plan, Drwg No. E001 received 18 November 2013
Existing Block Plan, Drwg No. E002 received 18 November 2013
Existing Elevations, Drwg No. E003 received 18 November 2013
Existing Photo Views, Drwg No. E004 received 18 November 2013
Existing Floor Plans, Drwg No. E005 received 18 November 2013
Proposed Block Plan, Drwg No. P001 received 18 November 2013
Proposed Floor Plans, Drwg No. P008 received 18 November 2013

Proposed Elevations, Drwg No. P002 received 18 November 2013
Proposed Detailed Elevation SE, Drwg No. P003 received 18 November 2013
Proposed Detailed Elevation Rear NW, Drwg No. P004 received 18 November 2013
Proposed Detailed Elevation Side NE, Drwg No. P005 received 18 November 2013

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other openings shall be constructed within the northern elevation 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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan (Core Strategy) 2011 and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.