

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 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

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

6.3 Planning permission has been granted for a first floor side extension under reference APP/12/00647 in the same location as the proposed pitched roof.

(iii) Effect on neighbours

6.4 The proposed roof is adjacent to the blank side elevation of the neighbouring two storey dwelling. Much of the increase in mass will be screened by this elevation and is only likely to be visible from the rear garden of the neighbouring dwelling. There is a 1.5m gap to the shared boundary and another 1.0m gap to the neighbouring dwelling. It is likely that this gap combined with the siting and use of a pitched roof sloping mass away from the shared boundary will limit the extent to which the proposal could appear overbearing.

6.5 The siting is also unlikely to result in an adverse impact to light availability to the neighbouring dwelling.

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

6.6 Planning permission has already been granted for a first floor side extension in this location, which is considered to have a greater impact to the character of the existing

dwelling and streetscene than this application. The proposed roof is likely to improve the appearance of the existing dwelling by providing a continuous line down the length of the dwelling rather than the disjointed appearance of the porch, garage and conservatory. Many dwellings along this length of Princes Drive have developed to the side and therefore set a precedent in this area. The proposed roof would also mean that the gap between the two dwellings was maintained which is a feature in an area of streetscene characterised by large semi detached hipped roof dwellings.

7 Conclusion

- 7.1 The proposed roof canopy is unlikely to result in an adverse impact to neighbouring dwellings or the character of the existing dwelling or streetscene.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00590 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, unless agreed otherwise 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, existing and proposed block plan drawing number 0.10 rev PL received to the Council 14th June 2013
Existing elevations and floor plan drawing number 0.15 rev PL received to the Council 14th June 2013
Proposed elevations and floor plan drawing number 0.16 rev PL received to the Council 14th June 2013

Reason: - To ensure provision of a satisfactory development.