

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: 9

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
- (iv) Parking

(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.

(ii) Effect on neighbours

6.3 To the south there is a gap of approximately 2.5m between the side elevation of No.7 and the side elevation of the neighbouring property, creating some distance to the proposed increase in mass. The proposal at first floor height is sited adjacent to the cat slide roof section of the neighbouring property. It is unlikely that the extension would appear overbearing or visually intrusive due to this relationship side by side. By virtue of this the proposal is also unlikely to result in a loss of light to the front or rear facing windows of the neighbouring property.

6.4 Windows currently exist at first floor level to the rear elevation, consequently the additional rear window is unlikely to lead to an increase in overlooking or increased perception of overlooking to the rear.

6.5 The proposed store/playroom roof has a pitched design allowing mass at height to be sloped back towards the centre of the application site. Although long in length it is considered that the design will limit the extent to which the proposal could appear overbearing or visually intrusive. When stood in the garden of the neighbouring property the proposed pitched roof is to the north. This orientation is likely to reduce possible overshadowing to the garden area.

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

- 6.6 The dwelling is of unusual design within a streetscene characterised by dwellings of a similar nature. A few dwellings have been extended in a similar way (dwelling to the north east) and therefore set a precedent for some form of development at first floor level. It is considered that the proposal still results in an angular shaped roof and therefore remains distinctive in character. The proposal is unlikely to result in an adverse impact to the character of the existing dwelling or that of the street scene.

(iv) Parking

- 6.7 The application seeks to increase the number of bedrooms from three to four. There is no additional requirement for additional parking. The application does however result in the loss of the garage. The parking plan received to the Council indicates that parking is available off road for three cars.

7 Conclusion

- 7.1 The siting, scale and design of the proposal is unlikely to lead to an adverse impact on neighbouring dwellings nor is it likely to result in a negative impact on the character of the streetscene or the existing dwelling.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00566 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 received to the Council 11th June 2013
Block plan received to the Council 11th June 2013
Parking provision received to the Council 20th June 2013
Existing elevations and floor plans drawing number 6034:13:1 received to the Council 11th June 2013
Proposed elevations and floor plans drawing number 6034:13:2 received to

the Council 11th June 2013

Reason: - To ensure provision of a satisfactory development.