



## **5 Statutory and Non Statutory Consultations**

None required.

## **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: 5

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The proposal is only before the Committee for determination because it has been submitted by a member of staff.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension is single storey and modest in scale, the size of which is 5.3 m x 3.3 m x 3.7 m. The proposal would be subservient to the main building, as required by the Borough Design Guide. The proposed materials are brick with a tiled roof, to match existing materials on the main dwelling. The windows and doors would be white double glazing to match those on the main dwelling. The extension has a hipped roof, which does not reflect the roof on the main dwelling which is an open gable - however this design approach reinforces the subservient nature of the extension. The design of the proposal is considered appropriate and would not adversely impact the character of the area, and would, in the main, be screened from the street scene by a 1.8 metre wall to the east, which encloses the garden from Montreal Drive.

7.4 The proposal would reduce some of the usable garden area currently enjoyed by the occupiers. However, the area remaining is still considered to be acceptable and appropriate for the property.

7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 Due to the proposal's location, which is located adjacent to the neighbour's property to the west, and the erection of 1.8 fencing along this boundary, it has no material impact on the amenities of the occupiers of this property. As to the neighbour property to the south, due to the building's orientation and separation distance the proposal would not affect the amenity of the occupiers of this property.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and neighbours and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00477 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.  
**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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Location plan  
Block Plan  
Photograph showing existing rear elevation  
Existing plan and elevations  
Proposed plan and elevations  
  
**Reason:** - To ensure provision of a satisfactory development.

### Appendices:

- (A) Location Plan
- (B) Block Plan
- (C) Proposed Floor Plans and Elevations